

Office of the President

TO THE MEMBERS OF THE COMMITTEE ON GROUNDS AND BUILDINGS:

ACTION ITEM

For Meeting of September 11, 2012

AMENDMENT OF THE LONG RANGE DEVELOPMENT PLAN AND APPROVAL OF DESIGN FOLLOWING ACTION PURSUANT TO CALIFORNIA ENVIRONMENTAL QUALITY ACT, LUSKIN CONFERENCE AND GUEST CENTER, LOS ANGELES CAMPUS

EXECUTIVE SUMMARY

The project would entail construction of the 294,000 gross square foot (GSF) Luskin Conference and Guest Center on the site of Parking Structure Six adjacent to the main entrance to campus at the terminus of Westwood Plaza. The Conference and Guest Center would provide a forum for faculty, researchers, and students to present papers, exchange ideas, and elevate debate on society's greatest challenges among international scholars, civic leaders, and the general public.

The project would consist of four components: 1) a 242,000 GSF academic conference center including 70,000 GSF of conference facilities and 250 guest rooms; 2) a 42,000 GSF parking garage with 125 spaces for resident guests; 3) a 10,000 GSF operationally independent campus catering kitchen to replace an older facility in the northwest campus; and, 4) improvements to the adjacent traffic turnabout and pedestrian areas in the Gateway Plaza at the main entrance to campus. Parking Structure Six, a 754-space facility, would be demolished to create the site for the center.

The proposed project construction is scheduled to begin in September 2013 and be completed by June 2016.

The Committee on Grounds and Building is being asked to: 1) certify the Final Tiered Environmental Impact Report under the California Environmental Quality Act; 2) amend the Long Range Development Plan (LRDP) to transfer square footage from the Bridge and Southwest zones to the Central zone; and 3) approve the design for the Luskin Conference and Guest Center project. In July 2012, the Committee on Grounds and Buildings approved the budget at a total project cost of \$162,425,000, and approved external financing (\$112,000,000) and standby financing (\$35,000,000).

RECOMMENDATION

The President recommends that, upon review and consideration of the environmental consequences of the proposed Luskin Conference and Guest Center project, the Committee on Grounds and Buildings:

1. Certify the Final Tiered Environmental Impact Report under the California Environmental Quality Act (CEQA) (Attachment 6).
2. Adopt the CEQA Findings for the Luskin Conference and Guest Center project (Attachment 7).
3. Amend the Long Range Development Plan to transfer 175,000 gross square footage (GSF) from the Bridge zone to the Central zone and 80,000 GSF from the Southwest zone to the Central zone, as described in this item.
4. Approve the design of the Luskin Conference and Guest Center project, Los Angeles Campus (Attachment 3).

BACKGROUND

A state-of-the-art conference facility is needed on the campus to foster the exchange of ideas, contribute to the pre-eminence of UCLA as one of the world's great research universities, and allow UCLA to compete with other top-tier institutions for major academic conferences. Existing campus meeting facilities are in limited supply and there is demand from faculty for modern facilities that can support major academic conferences on campus.

In December 2010, the campus received a \$50 million gift from UCLA alumni Meyer and Renee Luskin to help construct and endow a conference center on the UCLA campus, to be named the Meyer and Renee Luskin Conference and Guest Center, as part of their \$100 million gift to enhance the overall academic quality and reputation of the UCLA campus. The donors are interested in establishing a facility that will allow faculty, researchers, and students to exchange ideas and elevate debate on society's greatest challenges among international scholars, civic leaders, and the general public.

Project Drivers

The Luskin Conference and Guest Center would help establish the campus as a global leader in education and research as envisioned in UCLA's Academic Strategic Plan. The Plan identifies four principles in support of the academic enterprise—academic excellence, civic engagement, diversity of academic inquiry, and financial security—that are commensurate with the needs of a leading public research university in the 21st century. By providing the campus with a venue for hosting academic conferences and sponsoring events at the local, national, and international levels, the Conference and Guest Center would enrich the intellectual life of the campus consistent with the principles of the Plan.

The proposed Conference and Guest Center would accommodate approximately 70,000 GSF of conference facilities, including 25,000 ASF of meeting space, and 250 conference guest rooms in a single campus location. The meeting rooms and associated conference space would enable the campus to host a range of conference sizes including large events with an international or national draw or multiple simultaneous medium and small events. Current facilities cannot accommodate this range of conferences. The inclusion of residential rooms would provide conferees with a more productive meeting environment by allowing more time for informal contact amongst conference participants throughout the duration of their stay. In addition, this would provide conferees with access to academic resources, outdoor spaces, cultural events, and recreational activities on the UCLA campus.

Site and massing studies have confirmed that the building design incorporates an appropriate mix of conference facilities, guest rooms, and parking spaces for this central campus location. These program components are consistent with the information presented to the Regents when they took action to approve budget and financing at their July 2012 meeting.

PROJECT DESCRIPTION

The proposed project would construct a 294,000 GSF (181,250 ASF) Conference and Guest Center that includes 242,000 GSF (173,750 ASF) of conference and guest facilities, a 42,000 GSF parking garage, and a 10,000 GSF (7,500 ASF) operationally independent campus catering kitchen. The project would also include improvements to the adjacent traffic and pedestrian areas in the Gateway Plaza at the main entrance to campus. Parking Structure Six would be demolished to create the site for the new facility.

The scope of work would include site clearance, underground utilities, roadways, and movable furniture and equipment.

Conference, Guest Facilities and Parking: The Conference and Guest Center would occupy seven floors above one level of subterranean parking. Reception, dining, lounge, and meeting facilities would be accommodated on the first two floors, with guest rooms on five floors above. The parking level would accommodate 125 spaces for resident guests, back-of-the-house support, and a loading dock. Pedestrian and vehicular access would be from Westwood Plaza. Service access would be from Strathmore Drive.

The building would accommodate conference facilities (70,000 GSF) including meeting rooms (25,000 ASF) that include a large multi-purpose conference hall for 500 persons, smaller meeting and breakout rooms, a tiered classroom for 90, and related support and common space. Additionally, the proposed facility would have 250 conference guest rooms. Guest amenities would include a 160-seat casual dining room with exterior seating for 60, a business center, and a fitness center. The facility would also include space for administrative offices, food preparation and storage, housekeeping, maintenance, administration, and related support. The facility would include a landscaped forecourt at the main entrance to the building, outdoor terraces for pre-function activities, and landscaped walkways and planter areas.

Catering Kitchen: An operationally independent catering kitchen would replace an older 5,300 ASF facility in the Bradley International Center located in the northwest campus. The proposed location would place the production capability of UCLA Catering closer to its customer base on the campus, reduce transportation and set-up costs, and ensure the timely arrival of temperature-sensitive food. The replacement production kitchen would accommodate hot and cold preparation areas, staging space for assembly of items for delivery, and administration and production support.

Gateway Plaza: Improvements to the traffic turnabout and pedestrian areas, at the most intensively used entry way to UCLA, would involve re-grading, drainage, and installation of landscaping, paving, planters, irrigation, lighting, and site furniture.

Improvements to the Gateway Plaza would provide an opportunity to resolve long-term functional issues. The Plaza would be reconfigured to achieve greater circulation efficiency for the public transit buses, improve the commuter vehicle pick-up/drop-off, improve pedestrian circulation, and strengthen the visual character and sense of arrival at UCLA.

Construction is expected to commence in September 2013, with completion anticipated in June 2016.

DESIGN ELEMENTS

Site

Located at the terminus of Westwood Plaza, the site provides easy access to popular campus venues such as Ackerman Student Union and Pauley Pavilion, as well as to Westwood shops and restaurants. It is also easy to locate for first-time visitors, since it is near the main entrance to UCLA. The site is surrounded by the West Alumni Center and Pauley Pavilion to the north, Engineering VI to the east, Strathmore Drive to the south, and Spaulding Athletic Field to the west.

The Gateway Plaza consists of landscaped areas, a traffic turnabout, and drop-off and pick-up areas for pedestrians, cars, buses, and multi-modal connections. A strong landscape design statement will be incorporated to emphasize that the Gateway Plaza is the point of arrival for the campus. The busy pedestrian pathway on the east side of the plaza will be marked with rows of palm trees and brick paving, while the center island will have a series of canopy trees providing a focal garden. Shade trees will anchor the north end of the plaza at a pedestrian waiting area for pick-up and drop-off.

Building Design

The building is organized with a clear, intuitive floor plan to simplify orientation for building users. The main entrance to the building is through a landscaped forecourt that leads directly into the main lobby and front reception desk. Dining space, meeting rooms, and pre-function spaces on the first two floors are easily accessed through clear, day-lighted corridors that extend off of

the central two-story lobby. A secondary entrance at the southwest corner of the building also provides access, via a bridge connection, from Parking Structure Eight located just south of the project.

Resident-guest parking, the loading dock, and the catering kitchen would be located at the subterranean level to separate these uses from the operations of the conference center. Also at this level are service and support space for offices, and storage and kitchen facilities for the Conference Center.

The guest rooms would be located on floors three through seven in a simple and efficient plan layout with double-loaded corridors. The floors of the guest room levels are reduced on upper floors creating stepped massing for greater visual interest and reducing the overall scale of the building to be compatible with the larger campus context. The designs of the facades are highly articulated, consistent with the goals and intent of the UCLA Physical Design Framework.

Materials

The building would utilize materials consistent with the UCLA Campus Design Standards to express a quality of permanence and durability. A four-color blend of brick would typically be used in large areas of the exterior walls along with buff-colored brick and cast stone to enrich the exterior expression. The brick and buff are interwoven with each other in a way that recalls the polychromatic color and human scale detail of the Italian Romanesque style buildings of the UCLA historic core. Use of high efficiency glazing and sunshades will allow the lobby areas, meeting rooms, and guest rooms to have ample natural light to connect the interior and exterior environments.

Sustainable Practices

The proposed project would comply with the *University of California Policy on Sustainable Practices* and would strive to achieve a LEED™ Gold rating for New Construction. Sustainable features include the following:

- Proximity to public transportation alternatives (e.g., the adjacent Westwood Plaza) and employee bicycle storage, changing rooms, and showers;
- Run-off treatment and collection systems to reduce run-off quantities by 25 percent and improve water quality;
- Site canopies and other hardscape on 50 percent of the non-roof areas and “cool roof” roofing materials which reduce the heat island effect;
- High-efficiency taps, toilets, shower heads, and other fixtures to reduce potable water use by 30 percent;
- Energy Star® kitchen equipment, variable-speed kitchen exhaust hoods, occupancy sensors for lighting, enhanced building commissioning, and implementing measurement and verification of energy efficiency features after building construction to reduce building energy consumption by approximately 22 percent below Title 24; and

- Solid waste disposal reduction by diverting 75 percent of construction waste from landfills.

Long Range Development Plan Amendment

The project proposes an amendment to the UCLA 2002 Long Range Development Plan as amended in March 2009 (LRDP) to transfer 175,000 GSF from the Bridge zone to the Central zone and to transfer 80,000 GSF from the Southwest zone to the Central zone. In total, 255,000 GSF would be transferred into the Central zone. Currently, the Central zone has 56 GSF of entitlement remaining under the LRDP and the proposed amendment is necessary to accommodate development of the Conference and Guest Center project in the Central zone. With the amendment, the Central zone would have a total of 255,056 GSF.

The UCLA LRDP Central zone includes most of the campus's recreational and athletic facilities, playing fields, student activity centers, and underground parking. Consistent with its title, the Central zone is in the center of campus, and as such includes uses associated with a number of the ancillary programs on campus including those at Pauley Pavilion, Drake Stadium, the James West Alumni Center, Ackerman Union, the Student Activity Center, and the Wooden Center. Additionally, Westwood Plaza, which is within the project area, serves as the primary on-campus bus stop location for the Metro, Big Blue, and Culver City bus routes and is used for picking up and dropping off passengers. The proposed Project would be consistent with the overall function and uses provided in the Central zone, including active uses that attract visitors, students, and faculty to this portion of the campus.

The Bridge zone, with 175,000 GSF of remaining entitlement under the LRDP consists of uses that include health sciences, University Extension, and student/faculty housing. This zone forms a physical land connection between the main campus and the Southwest zone. With the amendment, the Bridge zone would have no remaining square footage in the LRDP.

The Southwest zone, with 171,300 GSF of remaining entitlement, includes parking, student housing, and various academic and departmental buildings. With the amendment, the Southwest zone would have a total of 91,300 GSF in the LRDP.

For the Bridge zone, no new projects or changes to the existing uses of housing, University Extension, or office space have been proposed and none are foreseen. For the Southwest zone, development of the Weyburn Terrace Graduate Student Housing project (approved in December 2009) fulfilled the original housing goal of the first phase of Weyburn Terrace Housing (January 2001), and no additional projects in the Southwest zone are foreseeable under the horizon of the LRDP. Therefore, the proposed transfers of development allocation do not compromise the campus's ability to meet future development for the Bridge zone or the Southwest zone as none exist at this time.

The transfer of development allocation to the Central zone furthers UCLA's development objectives and maximizes use of limited land resources. Development on the UCLA campus has utilized limited land resources wisely by incorporating conjunctive uses, such as the construction

of underground parking structures with recreational fields above, and by the provision of denser development and creative use of open areas to limit the overall development footprint. Land use intensification on campus is fully consistent with the planning policies established by the campus and by other local and regional planning agencies in order to discourage or curtail further urban sprawl. Following development of the Conference and Guest Center project, the remaining total campus LRDP development allocation would be 593,837 GSF.

ATTACHMENTS

Attachment 1: Project Budget and Statistics

Attachment 2: Policy Compliance

Attachment 3: Project Graphics

Attachment 4: California Environmental Quality Act Compliance

Attachment 5: Executive EIR Summary (CD attached)

Attachment 6: Complete CEQA documentation

(CD attached separately including Luskin Final EIR including Mitigation Monitoring and Reporting Program)

The LRDP and LRDP EIR are available at: <http://www.capital.ucla.edu/LRDP.html>

Attachment 7: CEQA Findings (CD attached)

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**PROJECT BUDGET
CCCI 6132**

	<u>Luskin Center</u>	<u>Related Projects</u>		<u>Total</u>	<u>%</u>
		<u>Gateway Plaza</u>	<u>Campus Catering Kitchen</u>		
Site Clearance	3,001,000		158,000	3,159,000	2.1
Building	104,098,000	342,000	5,482,000	109,922,000	72.1
Exterior Utilities	1,216,000		64,000	1,280,000	0.8
Site Development	3,376,000	1,995,000	177,000	5,548,000	3.6
A/E Fees	6,670,000	309,000	392,000	7,371,000	4.8
Campus Admin	1,822,000	79,000	79,000	1,980,000	1.3
Surveys, Tests	2,938,000	63,000	158,000	3,159,000	2.1
Special Items ^(a)	3,273,000	173,000	155,000	3,601,000	2.0
Finance Cost	7,000,000			7,000,000	5.0
Contingency	8,606,000	239,000	560,000	9,405,000	6.2
Total	\$142,000,000	\$3,200,000	\$7,225,000	\$152,425,000	100%
Group 2 & 3 Equip	\$10,000,000			\$10,000,000	
Total Project	\$152,000,000	\$3,200,000	\$7,225,000	\$162,425,000	

(a) Special items include pre-design study, environmental impact report, presentations, peer reviews, value engineering, specialty consultants, environmental health and safety, hazardous materials survey and monitoring, and agency fees.

	<u>Conference</u>	<u>Gateway</u>	<u>Campus Catering</u>	<u>Total</u>
GSF	242,000 (mtg & guest room)	NA	10,000	252,000
ASF	173,750 (mtg & guest room)		7,500	181,250
Ratio (ASF/GSF)	72% (mtg & guest room)		75%	72%
GSF: Parking	42,000			
Building Cost/GSF	\$366		\$548	\$374
Project Cost/GSF ^(b)	\$500		\$723	\$518

(b) Exclusive of Group 2 and 3 Equipment.

Comparable Projects

There are no specifically comparable projects involving the construction of a university-related conference center with guest rooms. The three university projects shown below are out of state, in geographical areas where construction costs are far below those in California. These projects are not subject to California seismic and accessibility codes.

<u>Name</u>	<u>GSF</u>	<u>Const Start</u>	<u>Completion</u>	<u>Building Cost/GSF</u>	<u>Project Cost/GSF</u>
University of Texas at Austin <i>Thompson Conference Center</i>	333,000	March 2006	August 2008	\$335	\$450
• Excludes parking					
Emory University <i>Emory Conference Center</i>	88,000	March 2008	December 2009	\$401	\$457
• Excludes parking					
University of Notre Dame <i>The Morris Inn</i>	124,000	June 2012	August 2013	\$320	\$374
• 24% is renovated space					
• Low-rise building					

POLICY COMPLIANCE

Long Range Development Plan. As described previously, the project includes a proposed amendment to the UCLA Long Range Development Plan (LRDP) to transfer 175,000 GSF from the Bridge zone and 80,000 GSF from Southwest zone to the Central zone. The project is consistent with the land use designation for the project site and with all applicable LRDP Environmental Impact Report policies in the 2002 LRDP As Amended that was approved by the Regents in March 2009.

Capital Financial Plan. The *2011-2021 Capital Financial Plan* (CFP) for the Los Angeles campus includes the Luskin Conference and Guest Center at a project budget of \$162,425,000.

Physical Design Framework. The project is consistent with the goals and intent of the campus Physical Design Framework accepted by the Regents in July 2009.

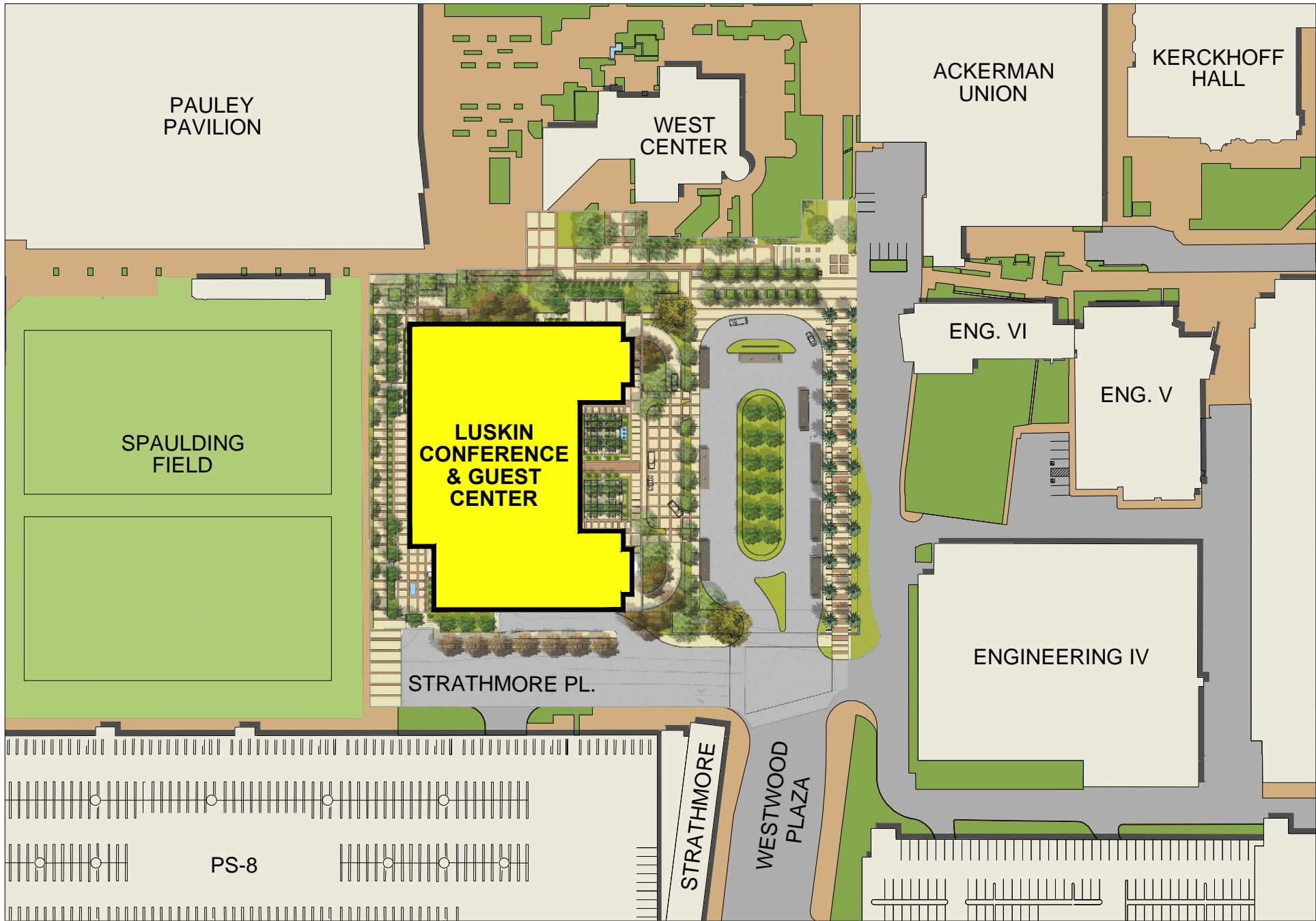
Independent Cost and Design Review. The campus has conducted a peer design review, peer structural review, and an independent cost review of the building design in accordance with University policy. UCLA Capital Programs will manage the Project. The Vice Chancellor and Chief Financial Officer will perform project oversight.

Sustainable Practices. Per UC policy requirements, the project would strive to achieve a LEED™ Gold rating, with a minimum of Silver.

Regents Committee on Grounds & Buildings



MEYER & RENEE LUSKIN CONFERENCE & GUEST CENTER
UCLA Capital Programs, August 2012





AERIAL VIEW LOOKING NORTHWEST



VIEW LOOKING NORTHWEST



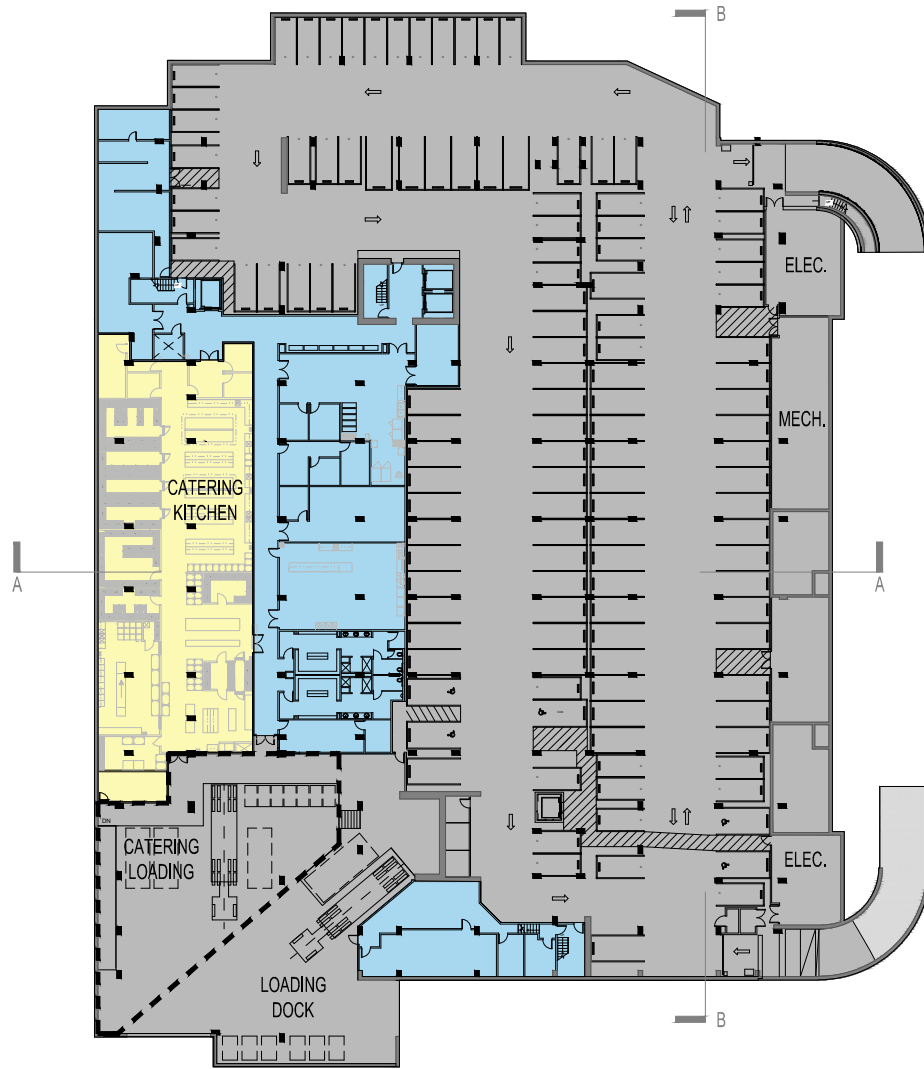
VIEW LOOKING NORTHEAST



ENTRY VIEW LOOKING WEST



VIEW OF ENTRY COURTYARD



BASEMENT LEVEL

- CATERING KITCHEN
- CATERING LOADING DOCK
- SERVICE & SUPPORT





LEVEL 1

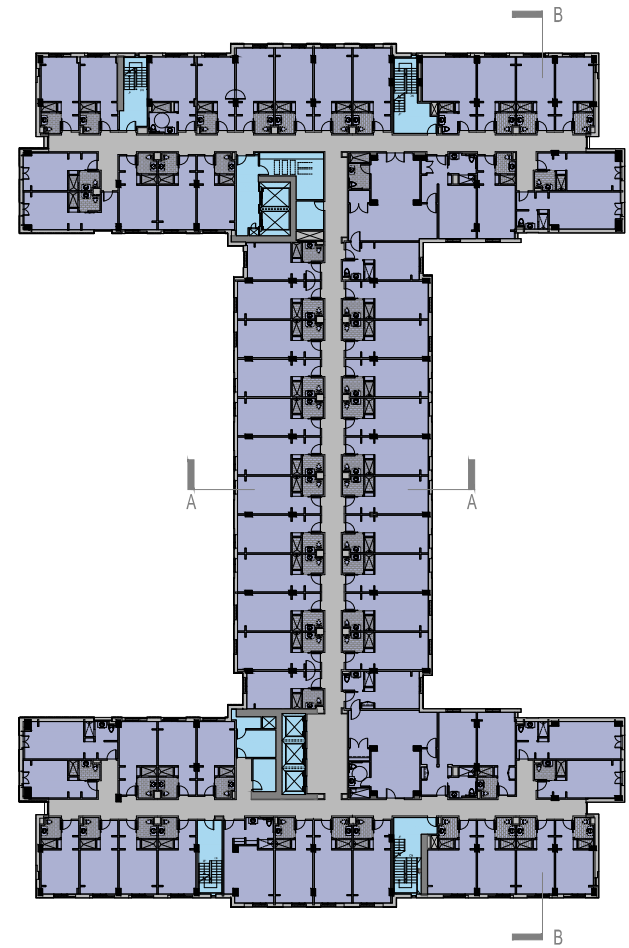
LEVEL 2

- | | | |
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| MEETING ROOMS | SERVICE & SUPPORT | DINING |
| PREFUNCTION | OUTDOOR FUNCTION | |





LEVEL 3



LEVEL 4

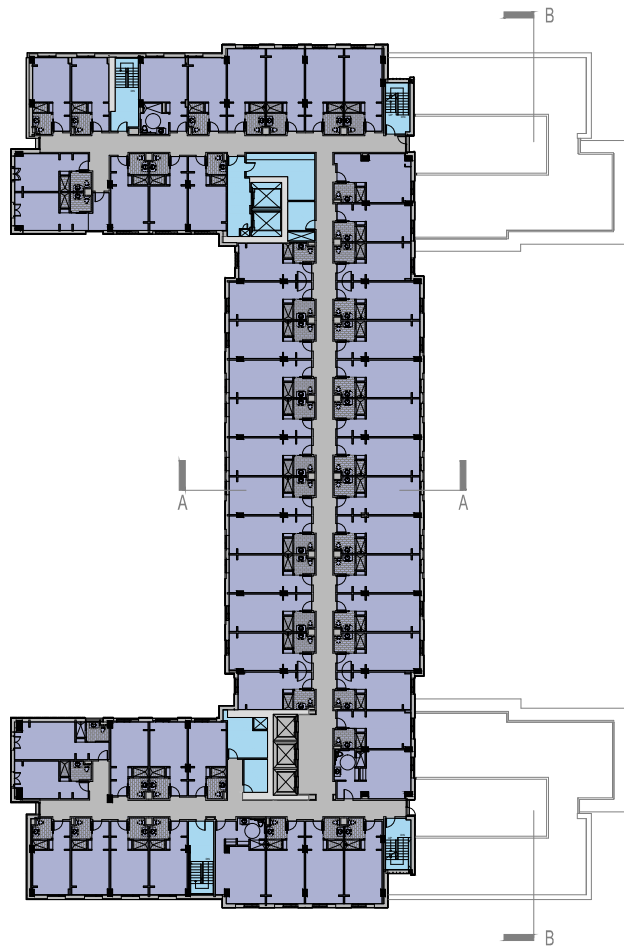
 OUTDOOR FUNCTION

 GUESTROOM

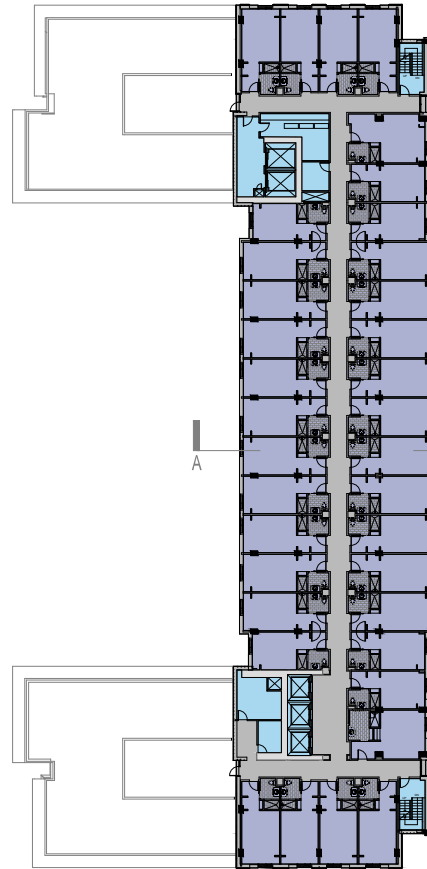
 SERVICE & SUPPORT

 FITNESS CENTER

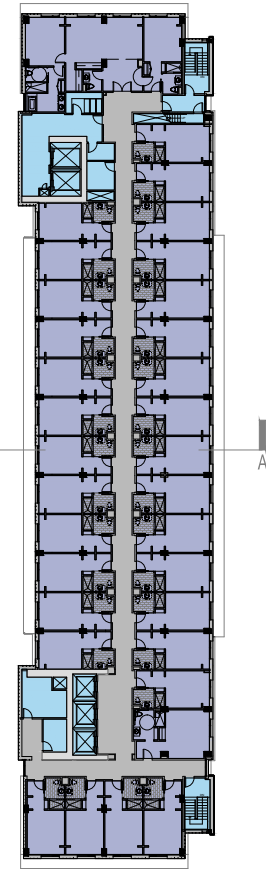




LEVEL 5



LEVEL 6

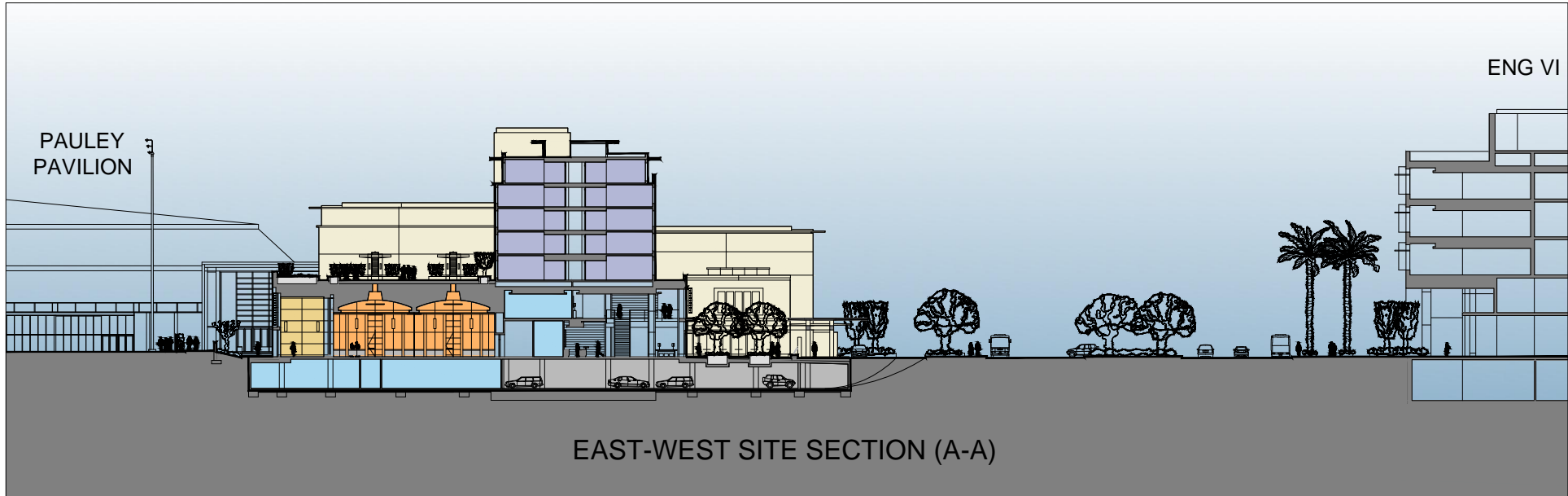


LEVEL 7

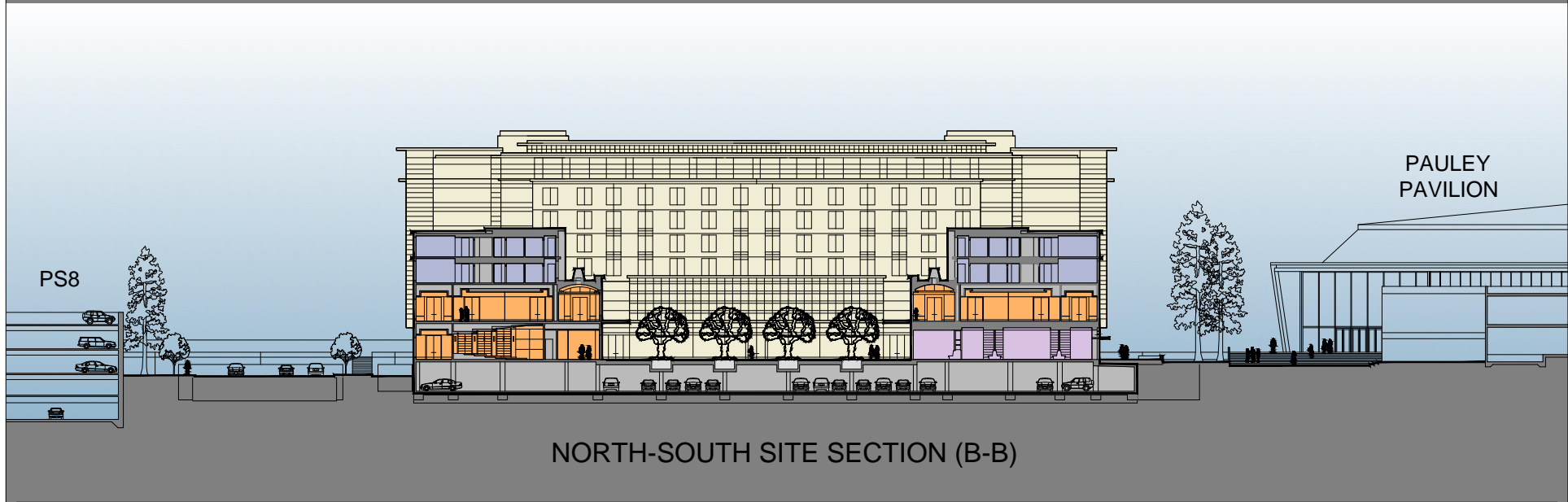
 GUESTROOM

 SERVICE & SUPPORT





EAST-WEST SITE SECTION (A-A)



NORTH-SOUTH SITE SECTION (B-B)

- | | | |
|--|---|---|
| MEETING ROOMS | DINING | SERVICE & SUPPORT |
| PREFUNCTION | GUESTROOM | |

*****Revised*****

Additions shown by underscoring; deletions shown by strikethrough

ATTACHMENT 4

CALIFORNIA ENVIRONMENTAL QUALITY ACT COMPLIANCE

Pursuant to State law and University procedures for the implementation of the California Environmental Quality Act (CEQA), the potential environmental effects of the proposed UCLA Meyer and Renee Luskin Conference and Guest Center Project were analyzed in a Final Environmental Impact Report (EIR) (SCH#2011111025), dated September 2012. The Final EIR is tiered from the 2002 Long Range Development Plan Final EIR, as amended and updated in the 2008 Northwest Housing Infill Project and Long Range Development Plan Amendment certified by the Regents in March, 2009, (collectively referred to herein as the "LRDP EIR").

A Notice of Preparation (SCH#2011011009) was submitted on January 4, 2011 to the Governor's Office of Planning and Research as well as local and regional agencies and other interested groups and individuals for development of the project (295,000 GSF, 282 rooms, and replacement Faculty Club) on the site of the existing UCLA Faculty Center. In response to feedback from the UCLA faculty, the campus determined that the project on the Faculty Center site required a reevaluation. As a result of the reevaluation, the project was relocated and the project components were modified. The new project includes a 242,000 GSF academic conference center, 250 guest rooms, 125 parking spaces for resident guests, a 10,000 GSF replacement catering kitchen, and improvements to the adjacent traffic turnabout and pedestrian areas in the Gateway Plaza.

On November 8, 2011, UCLA transmitted a new Notice of Preparation and an Initial Study (SCH#2011111025), to the Governor's Office of Planning and Research as well as local and regional agencies and other interested groups and individuals to begin a new environmental review process for the revised project. The Initial Study evaluated which environmental issue areas could rely on the analysis provided in the LRDP EIR, and which issue areas would require further analysis in a Draft EIR for the project. Based on the evaluation in the Initial Study, further analysis was indicated for the environmental issues areas of aesthetics, air quality, biological resources, cultural resources, geology and soils, greenhouse gases, hydrology and water quality, land use and planning, noise and vibration, transportation/traffic, and utilities. The remaining environmental issue areas were found to have been adequately addressed in the LRDP EIR following incorporation of relevant mitigation measures and continuing adherence to adopted campus practices and procedures, and no further analysis was required in the Draft EIR for the project. The Initial Study is included as Appendix A to the Draft EIR.

The Draft EIR and Notice of Completion were released for public review establishing a 46-day review period from May 14 to ~~July~~June 29, 2012. Public notice of the availability of the Draft EIR was provided in the *Los Angeles Times* and the *UCLA Daily Bruin*. Copies of the Draft EIR were made available at two on-campus and one off-campus library; were

distributed to interested agencies, groups, and individuals; and the Draft EIR was made available on the UCLA Capital Programs website. A public hearing was held on June 5, 2012, during which comments on the Draft EIR were received. UCLA evaluated the testimony received at the public hearing as well as the written comments received during the noticed comment period and prepared written responses. Two agency and eleven community comment letters were received during the review period and responses are contained in the Final EIR.

Environmental Impacts

The Final EIR evaluates the potential environmental effects of the project on aesthetics, air quality, biological resources, cultural resources, geology and soils, greenhouse gases, hydrology and water quality, land use and planning, noise and vibration, transportation/traffic, and utilities. The Final EIR indicates that the project would result in significant and unavoidable project-level traffic impacts, and cumulative construction and operation-related air quality and traffic following incorporation of all feasible mitigation measures and adopted campus practices and procedures. All remaining impact areas are determined to be less than significant following incorporation of one project-level mitigation measure. All relevant LRDP EIR mitigation measures and continuing implementation of adopted campus practices and procedures are included as part of the project description.

Alternatives Analyzed

Three alternatives to the project were analyzed in the EIR: (1) No Project/No Build; (2) Alternative Campus Location; and (3) Reduced Density Project.

Public Comments

A public hearing for the Draft EIR was hosted at the UCLA Faculty Center on June 5, 2012. Forty-three individuals attended the public hearing, seventeen of whom provided verbal comments on the Draft EIR. In addition, eleven letters were received during the public comment period, including letters from State agencies. The Final EIR contains all of the comments received during the public comment period, including minutes of the public hearing, together with written responses to those comments. The majority of comments on the Draft EIR can be summarized into the following eight topics: (1) University Affiliation Required for Use of the Conference and Guest Center; (2) Conference and Guest Center Financial Viability, Demand and Funding for the Proposed Conference and Guest Center; (3) Potential for Urban Decay/Blight in Westwood Village; (4) Applicability of Federal or Local Government Taxes and Financing; (5) Alternatives to the Proposed Conference and Guest Center; (6) Project Impacts Related to Parking; (7) Project Trip Generation Assumptions; and (8) Tiering from the UCLA 2008 Northwest Housing Infill Project and 2002 Long Range Development Plan Amendment Final Environmental Impact Report. In-depth topical responses are provided to each of these issues in the Final EIR. Detailed attention was given to the responses to ensure that the range of comments that fell under each topical issue was answered.

A Mitigation Monitoring Program, to insure implementation of applicable LRDP EIR mitigation measures and campus practices and procedures to reduce significant impacts, is included as an Appendix in the Final EIR, as well as project specific mitigation measures. Monitoring of the implementation of mitigation measures would be conducted on an annual basis in conjunction with the ongoing 2009/2002/1990 LRDP Mitigation Monitoring Program.

Findings

The attached Findings discuss the project's impacts, mitigation measures, and applicable campus practices and procedures to reduce those impacts, project alternatives, and reasons for rejecting the alternatives. The Findings also identify the project's contribution to previously analyzed unavoidable significant environmental effects for cumulative air quality, cumulative traffic, and project-related traffic for which Overriding Considerations were previously approved by the Regents for the LRDP EIR. Project specific Overriding Considerations are also included in the Findings.

**SUMMARY OF THE
UNIVERSITY OF CALIFORNIA, LOS ANGELES
MEYER AND RENEE LUSKIN CONFERENCE AND GUEST CENTER
ENVIRONMENTAL IMPACT REPORT**

1. PROJECT DESCRIPTION

The proposed Meyer and Renee Luskin Conference and Guest Center (referred to herein as the “Conference and Guest Center” or “proposed Project”) is located within the Central zone of the UCLA campus, which is located in the community of Westwood in the City of Los Angeles, approximately 12 miles northwest of downtown Los Angeles and 6 miles from the Pacific Ocean. The proposed Project site encompasses 4.1 acres and is located on the site of the existing Parking Structure 6 (to be demolished) and Westwood Plaza.

The proposed Conference and Guest Center involves the development of an approximately 255,000-gross-square-foot (gsf) 8-level (7-levels above grade) structure which would include conference/meeting space and associated support facilities, up to 260 guest rooms and amenities, service and support facilities, a loading dock, and one-level of subterranean parking (up to 130 parking spaces). The proposed Project would also include the relocation of the existing UCLA catering kitchen (approximately 10,000 gsf) from the Bradley International Center to the Conference and Guest Center and site improvements at the Westwood Plaza terminus. The site improvements would reconfigure the circulation along the Westwood Plaza terminus to accommodate access to the Conference and Guest Center and to improve circulation for the existing public transit services, emergency access, service access to Ackerman Union, commuter drop-off, and pedestrian circulation. In addition, development of the proposed Project would require an amendment to the 2002 Long Range Development Plan, as amended in March 2009, to transfer square footage to the Central zone (175,000 gsf from the Bridge zone and 80,000 gsf from the Southwest zone).

The proposed Project would not involve any modifications to the previously adopted campus-wide vehicle trip generation and parking limits and would not result in increased faculty or student enrollment. The proposed Project would result in approximately 170 new on-campus full-time employees and 80 new part-time employees. The proposed Project would be designed and constructed to achieve a minimum LEED™ (Leadership in Energy and Environmental Design) “Silver” rating with the objective of achieving a Gold rating, if feasible. Construction of the proposed Project is anticipated to begin in May 2013 with an anticipated completion by January 2016.

2. SUMMARY OF THE ENVIRONMENTAL IMPACT REPORT CONCLUSIONS

A Draft Environmental Impact report (EIR) (State Clearinghouse No. 2011111025) was prepared for the Meyer and Renee Luskin Conference and Guest Center in accordance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and UC Procedures for Implementing CEQA. The Draft EIR for the proposed Project is tiered from the *University of California Los Angeles 2008 Northwest Housing Infill Project and Long Range Development Plan Amendment Final Environmental Impact Report* (March 2009 LRDP Amendment Final EIR or Final EIR) and analyzed the Project’s potential impacts with regard to the following environmental topical areas: (1) aesthetics, (2) air quality, (3) biological resources, (4) cultural resources, (5) geology and soils,

(6) greenhouse gas emissions, (7) hydrology and water quality, (8) land use and planning, (9) noise, (10) transportation/traffic, and (11) utilities and services systems. Impacts related to agricultural and forest land resources, hazardous and hazardous materials, mineral resources, population and housing, public services and recreation were addressed in the Initial Study prepared for the Project (included in Appendix A of the Draft EIR) and it was determined that these issues were adequately addressed in the March 2009 LRDP Amendment Final EIR and no further analysis is required for the proposed Project.

The proposed Project, as analyzed in the Draft EIR, incorporates all relevant March 2009 LRDP Amendment Final EIR campus programs, practices, and procedures (PPs) and mitigation measures (MMs) for purposes of determining environmental impacts of Project implementation. One Project-specific mitigation measure (MM Luskin 5-1) was identified in the Draft EIR to ensure that the Project's potential impacts related to geology and soils remain less than significant. Based on the Project-specific analysis presented in the Draft EIR it was determined that the proposed Project, which includes applicable March 2009 LRDP Amendment Final EIR PPs and MMs would result in no impact or a less than significant impact for each topical issue with the exception of air quality and traffic. The proposed Project would result in potential cumulative construction-related air quality and traffic impacts that would be significant and unavoidable. The Draft EIR also identified cumulative operational air quality and project-level and cumulative operational traffic impacts that would be significant and unavoidable. These impacts are discussed below.

Specifically, the Draft EIR concluded that the proposed Project, as mitigated, would have no impact or a less-than significant Project-specific impact in the following topical areas: aesthetics (Section 4.1); project-level construction and operational air quality impacts (Section 4.2); biological resources (Section 4.3); cultural resources (Section 4.4); geology and soils (with Project-specific mitigation) (Section 4.5); greenhouse gas emissions (Section 4.6); hydrology and water quality (Section 4.7); land use and planning (Section 4.8); noise (Section 4.9); and utilities and services systems (Section 4.11). Significant and unavoidable impacts that would result from implementation of the proposed Project include:

- **Cumulative Air Quality Impacts.** Construction activities associated with and operation of the proposed Project would result in a significant and unavoidable cumulative air quality impacts related to emissions of pollutants (e.g., volatile organic compounds [VOC] or nitrogen oxides [NOx]) for which the Basin is in nonattainment (e.g., ozone [O₃]). (Threshold 2.2 on page 4.2-15)
- **Traffic – Intersection Impacts.** The proposed Project would result in significant and unavoidable impacts at the following three study intersections:
 - #1 Veteran Avenue/Montana Avenue (PM Peak Hour) under the Existing Plus Project and Future 2016 With Project traffic analysis scenarios;
 - #9 Wilshire Boulevard/Sepulveda Boulevard (PM Peak Hour) under the Existing Plus Project traffic analysis scenario; and
 - #10 Wilshire Boulevard/Veteran Avenue (AM and PM Peak Hours) under the Existing Plus Project and Future 2016 With Project traffic analysis scenarios.

Impacts under the Existing Plus Project scenario are Project-generated, and impacts under the Future 2016 With Project scenario are cumulative. (Threshold 10.1 on page 4.10-16)

- **Traffic – Cumulative Construction.** Due to the potential overlap between the proposed Project construction and other current and future construction projects, the Project has the potential to contribute to significant and unavoidable cumulative construction-related traffic impacts. (Cumulative Impact Analysis, Section 4.10.4 on page 4.10-32)

These impacts were analyzed in the March 2009 LRDP Amendment Final EIR and determined to be significant and unavoidable impacts for buildout of the campus under the 2002 LRDP, as amended in March 2009, of which the Project is a part. A Statement of Overriding Considerations was adopted in March 2009 by the UC Board of Regents as part of the approval of the March 2009 LRDP Amendment for these significant unavoidable impacts. There are no mitigation measures that would further reduce these impacts. The proposed Project is consistent with and implements the LRDP and would not result in any new impacts that cannot be mitigated to less than significant levels, nor would it increase the severity of any previously identified impacts. Therefore, the Statement of Overriding Considerations should be re-affirmed as applicable to the proposed Project; a Final Environmental Impact Report is the recommended appropriate environmental document for the proposed Project, in accordance with CEQA.

3. ENVIRONMENTAL REVIEW PROCESS AND COMMENTS RECEIVED

On November 8, 2011, UCLA issued a Notice of Preparation (NOP) and Initial Study for the Meyer and Renee Luskin Conference and Guest Center Draft EIR for a 30-day public review period. As discussed in Section 2.3.1, Scoping Process, of the Draft EIR, NOP/Initial Study comment letters were received from two public agencies: the Native American Heritage Commission (outlining various State and federal statutes related to Native American tribes) and the South Coast Air Quality Management District (providing recommendations regarding the analysis of potential air quality impacts from the proposed Project and mitigation measures). NOP/Initial Study comment letters were also received from four individuals.

A Public Information and EIR Scoping Meeting for the proposed Project was also held on November 14, 2011 during the NOP review period to solicit input from interested agencies, individuals, and organizations regarding the range of actions, alternatives, mitigation measures, and significant effects to be analyzed in the EIR. Approximately 38 individuals attended the meeting. Section 2.3.1, Scoping Process, of the Draft EIR, summarizes the comments received at the Community and EIR Scoping Meeting.

The Draft EIR was released for a 45-day public review period that concluded on June 29, 2012. UCLA used several methods to solicit comments on the Draft EIR. A Notice of Availability (NOA) along with a CD containing the Draft EIR and technical appendices was mailed to various public agencies, homeowners associations (HOAs), organizations, and individual community members that previously requested such notice. The NOA was published in the *Los Angeles Times* and *Daily Bruin* on May 14, 2012. Additionally, copies of the Draft EIR were available for review at two on-campus libraries. The Draft EIR was also available on UCLA's website and at the UCLA Capital Programs Facility, and was submitted to the State Clearinghouse for distribution to and review by State

agencies. Thirteen comment letters were received on the Draft EIR. Commenters are listed in Section 1.4 of the Responses to Comments document included as part of the Final EIR, and include 2 state agencies (Governor's Office of Planning and Research State Clearinghouse and the Native American Heritage Commission), and 10 organizations and individuals. No other agencies, including the City of Los Angeles, commented on the Draft EIR. The University's responses to the comments received are included in the Final EIR (Section 2).

A public hearing was held on June 5, 2012 on the UCLA campus during which the public was given the opportunity to provide comments on the Draft EIR. Seventeen people presented verbal comments on the proposed Project and the Draft EIR during the public hearing. Comments received at the public hearing are presented in Section 2.4 of the Draft EIR, along with responses to these comments.

No substantive comments were received in comment letters or the public hearing that required changes to the conclusions of the Draft EIR.

**CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS
IN CONNECTION WITH THE APPROVAL OF THE
DESIGN AND CONSTRUCTION OF THE
MEYER AND RENEE LUSKIN CONFERENCE AND GUEST CENTER
PROJECT
UNIVERSITY OF CALIFORNIA, LOS ANGELES CAMPUS**

I. CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT

The University of California (“University”), as the lead agency, has prepared a Final Environmental Impact Report (“Final EIR”) for the Meyer and Renee Luskin Conference and Guest Center Project (“the Project”) at University of California, Los Angeles. The Final EIR has State Clearinghouse No. 2011111025.

The Final EIR consists of the May 2012 Draft Environmental Impact Report (“Draft EIR”) and the September 2012 Final EIR (“Final EIR”). The Draft EIR assesses the potential environmental effects of implementation of the Project and identifies means to eliminate or reduce potential significant adverse impacts, and evaluates a reasonable range of alternatives. The Final EIR provides responses to comments on the Draft EIR from responsible agencies and interested groups and individuals, as well as revisions to the text of the Draft EIR based on those comments and responses.

Pursuant to Title 14, California Code of Regulations, Section 15090, The Board of Regents hereby finds that the Final EIR prepared for the proposed Project has been completed in compliance with the California Environmental Quality Act (CEQA), Public Resources Code Sections 21000 et seq. and the State CEQA Guidelines, Title 14, California Code of Regulations, Section 15000, et seq. The Regents further finds that they have reviewed and considered the information contained in the Final EIR and any comments on these documents prior to approving the Project and that the EIR reflects their independent judgment and analysis. The conclusions presented in these findings are based upon the Final EIR and other evidence in the administrative record.

II. FINDINGS

In this action, the University is certifying the Final EIR and approving the design of the Project as described herein. Having received, reviewed, and considered the Final EIR and other information in the administrative record, which is herein incorporated into these Findings by reference, the University hereby adopts the following Findings in compliance with CEQA, the CEQA Guidelines, and the University’s procedures for implementing CEQA. The University certifies that its Findings are based on full appraisal of all viewpoints, including all comments received up to the date of adoption of these Findings concerning the environmental impacts identified and analyzed in the Final EIR and are supported by substantial evidence. The University adopts these Findings in conjunction with its approval as set forth in Section III, below.

A. Background and Project Description

The University of California, Los Angeles (UCLA) proposes the development of the 255,000-gross-square-foot (gsf) 8-level (7-levels above grade) Meyer and Renee Luskin Conference and Guest Center on the site of the existing Parking Structure 6 (to be demolished) (“the Project”). The new Meyer and Renee Luskin Conference and Guest Center would include conference/meeting space and associated support facilities, up to 260 guest rooms and amenities, service and support facilities, a loading dock, and one-level of subterranean parking. The Project would also include the relocation of the existing UCLA catering kitchen (approximately 10,000 gsf) and site improvements at the Westwood Plaza terminus. The proposed Project site is located in the center of the UCLA campus at the northwest corner of Westwood Plaza and Strathmore Drive in the Central Campus zone and encompasses 4.1 acres. In addition, development of the Project would require an amendment to the 2002 Long Range Development Plan, as amended (2009), to transfer square footage to the Central zone. Construction is anticipated to begin in September 2013 with completion in June 2016 for a duration of approximately 32 months.

The Project is tiered from the March 2009 LRDP Amendment Final EIR (“2009 LRDP EIR” - State Clearinghouse No. 2008051121) certified by the University and the analysis in the Initial Study incorporates all relevant 2009 LRDP EIR Programs, Practices and Procedures (PPs) and Mitigation Measures (MMs). Based on the project-specific analysis presented in the Final EIR, it was determined that for each topical issue the Project would have no impact or a less than significant impact with the proposed adoption of identified project-level MMs and incorporation of all relevant MMs and continuing adherence to adopted PPs identified in the LRDP EIR; thus, the Project would not result in any new potentially significant impacts beyond those previously identified and adequately analyzed in the 2009 LRDP EIR.

B. Environmental Review Process

On November 8, 2011, the University issued a Notice of Preparation (“NOP”) announcing the preparation of the Draft EIR and describing its proposed scope. An Initial Study (“IS”) was also prepared, circulated with the NOP, and filed with the Office of Planning and Research on November 8, 2011 to acknowledge that the potential environmental effects of the Project would be considered in a single EIR. The NOP was circulated to responsible agencies and interested groups and individuals for a 30-day review period ending December 8, 2011.

The University issued the Draft EIR on May 14, 2012 and circulated it for public review and comment for a 46-day period that ended on June 29, 2012 (because May 28th was a holiday). Beginning on May 14, 2012, the University widely circulated the Draft EIR by: (1) making hardcopies available at two on-campus libraries, one off-campus library, and at the UCLA Capital Programs building; (2) posting a copy on the University’s Internet web site; (3) mailing CDs of the document to 46 agencies, organizations, and interested individuals; (4) publishing a Notice of Availability of the Draft EIR in the Los Angeles Times and the Daily Bruin; and (5) posting Notice to on-campus faculty and leadership via email list serves. Additionally, the University held a public hearing at the UCLA Faculty Center on June 5, 2012, to receive verbal comments on the Draft EIR.

Forty-three individuals attended the public hearing, seventeen of whom provided verbal comments on the Draft EIR. In addition, approximately thirteen letters were received during the public comment period, including letters from state agencies. The Final EIR contains all of the comments received during the public comment period, including minutes of the public hearing, together with written responses to those comments which were prepared in accordance with CEQA, the CEQA Guidelines, and the University's procedures for implementing CEQA. The University certifies that it has reviewed the comments received and responses thereto and finds that the Final EIR provides adequate, good faith, and reasoned responses to the comments.

C. Absence of Significant New Information

CEQA Guidelines Section 15088.5 requires a lead agency to recirculate an EIR for further review and comment when significant new information is added to the EIR after public notice is given of the availability of the draft EIR but before certification. New information includes: (i) changes to the project; (ii) changes in the environmental setting; or (iii) additional data or other information. Section 15088.5 further provides that "[n]ew information added to an EIR is not 'significant' unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project's proponents have declined to implement."

Comments received on the Draft EIR expressed a range of CEQA and non-CEQA issues including, but not limited to: University affiliation, financial viability, project demand, unrelated business income tax, transient occupancy tax, urban decay/blight, UC financial policies, alternatives, parking, traffic/trip generation, tiering from the 2009 LRDP EIR, and population. Each comment has been responded to in the Final EIR and none of the comments triggered the need to recirculate the Draft EIR.

Having reviewed the information contained in the Draft and Final EIR and in the administrative record, including all comments received, as well as the requirements under CEQA Guidelines §15088.5 and interpretive judicial authority regarding recirculation of draft EIRs, the University hereby finds that no new significant information was added to the EIR following public review and thus, recirculation of the EIR is not required by CEQA.

D. Impacts and Mitigation Measures

The following section summarizes the direct and cumulative environmental impacts of the Project as analyzed in the Final EIR and provides findings as to those impacts, as required by CEQA and the CEQA Guidelines. Substantial evidence supports these findings and conclusions are set forth in the Final EIR and the record of proceedings. These Findings hereby incorporate by reference the analysis in the Final EIR supporting the Final EIR's findings and conclusions and in making these Findings, the University ratifies, adopts and incorporates the evidence, analysis, explanation, findings, responses to comments and conclusions of the Final EIR except where they are specifically modified by these Findings.

The Final EIR is tiered from the 2009 LRDP EIR and it includes campus Programs, Practices & Procedures (PPs) that will be implemented as part of the proposed Project. All campus Programs,

Practices & Procedures, as set forth in the Final EIR for the proposed Project, are hereby adopted by the University as part of the Project. The University further incorporates by reference the reasons stated in the Final EIR concluding the extent to which the Campus Programs, Practices & Procedures reduce the potential impacts of Project implementation.

Certain environmental effects were determined to be “effects not found to be significant” based upon the analysis provided in the Initial Study for the Project. These impacts are summarized in Initial Study and the Draft EIR, which is tiered from the 2009 LRDP EIR. The University hereby adopts and incorporates by reference the reasons stated in the Draft EIR and 2009 LRDP EIR as its grounds for concluding that further analysis of these impacts in the Draft EIR is not necessary or appropriate.

The University hereby adopts and incorporates as conditions of approval, the mitigation measures (MMs) set forth in the findings below to reduce or avoid the potentially significant and significant impacts of the Project, as well as certain less-than-significant impacts. Except when such mitigation measures are specifically rejected or specifically modified by these findings, the University adopts the mitigation measures as recommended in the Final EIR.

a. Impacts on air quality from construction and operation of the proposed Project could result in a cumulatively considerable net increase of criteria pollutants for which the project region is in non-attainment (LRDP EIR Impact 4.2-4).

The LRDP EIR identified that implementation of the remaining development allocation would include individual projects whose construction emissions would exceed the SCAQMD mass emissions thresholds and that potential concurrent construction projects within and near the campus would result in cumulative considerable emission of O₃, PM₁₀, and PM_{2.5}. The Draft EIR concludes that although the proposed Project’s operation and construction emissions are less than significant, they would contribute to previously identified cumulative construction-related impacts in combination with the emissions of concurrent construction projects.

Previously adopted LRDP EIR PPs and MMs (MM 4.2.2(a through c) and PPs 4.2-2(a) through PP 4.2-2(d) are included as part of the Project to reduce, to the extent feasible, the Project’s less than significant contribution to this significant cumulative impact.

The significant unavoidable cumulative air quality impacts associated with implementation of the 2009 LRDP Amendment, of which this Project is a part, were adequately analyzed and addressed in the LRDP EIR and in the Findings and Overriding Considerations adopted by the University in connection with its approval of the 2009 LRDP Amendment and certification of the LRDP EIR. No additional mitigation measures have been identified that would further reduce the significance of this cumulative impact.

b. Intersection impacts from operation and construction of the proposed Project (LRDP EIR Impact 4.13-1 and 4.13-2).

The 2009 LRDP EIR identified the constrained nature of access to and from the campus (due to the presence of residential streets, the Los Angeles National Cemetery, the Santa Monica Mountains, and Westwood Village) and that only two roadways (Wilshire and Sunset

Boulevards) provide the primary access route for construction vehicles. Thus, the LRDP EIR assumed that the net effect of campus construction activities could result in localized traffic impacts including the Wilshire and Sunset Boulevard intersections that provide north/south access to campus.

Previously adopted 2009 LRDP EIR PPs and MMs (MM 4.13.11 and PPs 4.13-2, PP 4.13-5, and PP4.13-8) will be implemented for the Project to reduce, to the extent feasible, the Project's less than significant contribution to this significant cumulative construction impact; which is conservatively assumed to occur due to the net effect of campus construction activities that could result in localized traffic impact in the vicinity of campus at intersections that provide access to campus. No additional mitigation measures have been identified that would further reduce the significance of the impact.

Additionally, the 2009 LRDP EIR identified that buildout of the remaining 2009 LRDP Amendment development allocation, of which this project is a part, would result in additional vehicular trips which would result in substantial degradation of levels of service at three intersections — Veteran Avenue/Montana Avenue (PM Peak Hour), Wilshire Boulevard/Sepulveda Boulevard (PM Peak Hour), Wilshire Boulevard/Veteran Avenue (AM and PM Peak Hours) — resulting in a significant impact. Based on the analysis in the EIR, both the existing 2012 with Project and Future 2016 with Project analyses determined that the operation of the proposed Project would contribute to AM and PM peak period impacts to these three study intersections identified in the 2009 LRDP EIR. No additional mitigation measures have been identified that would further reduce the significance of the impact to the three intersections as changes or alterations of the intersections is within the responsibility and jurisdiction of another public agency.

The above-described significant unavoidable project-level and cumulative construction and operation-related traffic impacts associated with implementation of the 2009 LRDP Amendment, of which this Project is a part, were adequately analyzed and addressed in the LRDP EIR and in the Findings and Overriding Considerations adopted by The Regents in connection with its approval of the 2009 LRDP Amendment and certification of the LRDP EIR. No Project-specific mitigation is feasible as changes or alterations of the intersections are within the responsibility and jurisdiction of another public agency.

E. Less Than Significant Impacts with Project-Level Mitigation Measures Incorporated

a. Geology and Soils

Based on the analysis presented in the EIR (see page 4.5-1), with implementation of MM Luskin 5-1, the Project would have a less than significant impact in relation to exposure to strong seismic ground shaking or seismic-related hazards. Therefore, through implementation of this project-level mitigation measure, there would be a less than significant impact related to geology and soils.

F. Issues for which the Project would have a Less Than Significant Impact or No Impact

a. Aesthetics

Based on the analysis presented in the EIR (see page 4.1-5), the proposed Project, which includes LRDP EIR PP 4.1-1(a), PP 4.1-2 (b and c), would have a less than significant impact for the following aesthetic issue: degradation of the existing visual character or quality of the site and its surroundings.

b. Air Quality

Based on the analysis presented in the EIR (see page 4.2-1), the proposed Project, which includes LRDP EIR MM 4.2-2 (a through c) and PP 4.2-2 (a through d), would have a less than significant impact for the following air quality issues: violate air quality standards or expose sensitive receptors to substantial pollutant concentrations.

c. Biological Resources

Based on the analysis presented in the EIR (see page 4.3-1), the proposed Project, which includes LRDP EIR MM 4.3-1(c), MM 4.3-4, and PP 4.3-1(a through e), would have a less than significant impact or no impact for the following biological resources issues: conflicts with local polices or ordinances protecting biological resources or effect wetlands as defined by the Clean Water Act.

d. Cultural Resources

Based on the analysis presented in the EIR (see page 4.4-1), the proposed Project, which includes LRDP EIR MM 4.4-2(a through c), MM 4.4-3(a and b), PP 4.4-1(b), and PP 4.4-5, would have a less than significant impact for the following cultural resources issue: adverse change in the significance of an historical resource pursuant to 15064.5.

e. Geology and Soils

In addition to the project-level mitigation measure as described in Section II.E. above, based on the analysis presented in the EIR (see page 4.5-1), which includes LRDP EIR PP 4.5-1 (a, c, and d), the Project would have a less than significant impact or no impact for the following geologic issues: rupture of a known earthquake fault, seismic-related ground failure including liquefaction and landslides or location on a unstable geologic unit or soil, and location on expansive soils.

f. Greenhouse Gas Emissions

Based on the analysis presented in the EIR (see page 4.6-1), the proposed Project, which includes LRDP EIR PP 4.15-1, would have a less than significant impact or no impact for the following greenhouse gas issues: generation of significant direct or indirect greenhouse gas emissions and conflict with applicable plans or regulations.

g. Hydrology and Water Quality

Based on the analysis presented in the EIR (see page 4.7-1), the proposed Project, which includes of LRDP MM 4.7-1, PP 4.7-1, and PP 4.7-5 would have a less than significant impact for the following hydrology and water quality issue: substantially deplete groundwater supplies or interfere with groundwater recharge.

h. Land Use and Planning

Based on the analysis presented in the EIR (see page 4.8-1), the proposed Project, which includes LRDP PP 4.8-1(c, d, and e) would have a less than significant impact for the following land use and planning issue: conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project.

i. Noise

Based on the analysis presented in the EIR (see page 4.9-1), the proposed Project, which includes LRDP MM 4.9-2, PP 4.9-2, PP 4.9-6 (a), and PP 4.9-7 (a through d) would have a less than significant impact or no impact for the following noise issues: exposure of persons to excessive groundborne vibration or groundborne noise levels; create a substantial permanent increase in ambient noise levels; or create a substantial temporary or periodic increase in ambient noise level.

j. Transportation/Traffic

Based on the analysis presented in the EIR (see page 4.10-1), the proposed Project, which includes LRDP MM 4.13-11, 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 or no impact for the following transportation/traffic issues: conflict with an applicable transportation plan, ordinance or policy; conflict with an applicable congestion management program; result in a change in air traffic patterns; hazards due to a design feature; emergency access; and, conflict with adopted policies, plans or programs supporting alternative transportation.

k. Utilities and Service Systems

Based on the analysis presented in the EIR (see page 4.11-1), the proposed Project, which includes LRDP PP 4.14-2 (a through g), PP 4.14-3, 4.14-5, would have a less than significant impact or no impact for the following utilities and service systems issues: construction of new or expansion of existing water or wastewater treatment facilities; sufficient water supplies from existing entitlements; sufficient landfill capacity; compliance with solid waste regulations; or result in inadequate wastewater treatment capacity.

G. Alternatives

Section 5.0 of the Final EIR evaluated a reasonable range of alternatives to the Project. In compliance with CEQA and the CEQA Guidelines, the alternatives analysis also included an analysis of a No Project/No Build Alternative and identified the environmentally superior

alternative. The EIR examined each alternative's feasibility and ability to meet the Project objectives. Those found to be clearly infeasible were rejected without further environmental review in Section 5.3 of the Draft EIR. The rejected alternative included the development of the proposed Project on an off-campus location, physically separated from the main campus.

Alternatives that might have been feasible and that would attain most of the Project objectives were carried forward and analyzed with regard to whether they would reduce or avoid significant impacts of the Project. These alternatives include No Project/No Build, Alternative Campus Location, and Reduced Density.

In connection with certification of the Final EIR for the Project, the University certifies that it independently reviewed and considered the information on alternatives provided in the Final EIR and the record of proceedings. The University finds that no new alternatives that are considerably different from those analyzed in the Final EIR for the Project have been identified and that the feasibility of the analyzed alternatives has not changed since the Draft EIR. Brief summaries of the evaluated alternatives are provided below.

The University certifies that it has independently reviewed and considered the information on alternatives provided in the Final EIR and the administrative record, and finds that all the alternatives are infeasible for the reasons set forth below.

1. Project Objectives

- a. Provide a state-of-the-art forum for connecting UCLA's faculty, researchers, and students with scholars from every corner of the globe.
- b. Enhance UCLA's global image as a destination for sharing the research that distinguishes its faculty and students.
- c. Provide a centrally located and welcoming environment for scholars, prospective students, alumni, and other visitors attending university-sponsored events.
- d. Provide a venue with appropriate facilities to host international and national academic meetings, which would increase international and local scholarly collaboration in accordance with the UCLA Academic Strategic Plan.
- e. Provide academic departments with an on-campus meeting facility that is competitive with top-ranked schools and that creates a campus venue for exchanges between leaders from academia, industry, and government.
- f. Provide a conference and guest facility that is centrally located on the UCLA campus to provide easy access to all academic departments, students, and the Ronald Regan/UCLA Medical Center.

- g. Provide a facility that enables UCLA to host multi-day conferences and events with overnight accommodations that minimizes travel time for conferees and which allows more time for informal contact between conference participants throughout the duration of their stay.
- h. Provide a facility that supports the campus's increasingly interdisciplinary research enterprise by providing a venue where faculty and students from different schools or divisions of the College of Letters and Science can share their work on cross-cutting issues; increase the visibility of such meetings on campus; and allow for a more lively academic community.
- i. Provide a replacement catering kitchen for UCLA Catering that is centrally located on campus and provides adequate space for the current volume of service and future growth.
- j. Reconfigure the Gateway Plaza to provide more efficient circulation for transit busses and enhances the center of campus as a distinct and welcoming point to UCLA.
- k. Develop a conference center for academic and scholarly exchange and provide overnight accommodations that become the economic engine that would enable the facility to be a self-supporting auxiliary enterprise.

2. Alternative 1 – No Project/No Build

Under the No Project/No Build Alternative, the proposed Conference and Guest Center and associated components (e.g., conference/meeting facilities, guest rooms, dining facilities, landscape/hardscape, and parking) would not be constructed and no amendment to the 2009 LRDP Amendment, to transfer development square footage between campus zones would be considered. Parking Structure 6 would remain operational. The UCLA catering kitchen would remain in its current location at the Bradley International Center, and no modifications to the circulation at Westwood Plaza would occur.

Compared to the proposed Project, the No Project/No Build alternative would have reduced environmental impacts because no construction would take place and the construction and operation related air quality and traffic impacts identified in the Draft EIR would not occur.

This alternative is infeasible because it would not meet the Project objectives, it would prohibit the University from achieving its objectives, and it would result in a negative impact on the University's ability to further its academic, research, and public services missions.

3. Alternative 2 – Alternative Campus Location

Under the Alternative Campus Location, the proposed Conference and Guest Center, as proposed with the Project, would be built on surface Parking Lot 36 (Lot 36) in the Southwest zone of the campus (refer to Exhibit 5-1). The approximate 4.2-acre Lot 36 is currently used for campus parking, and provides 636 surface parking spaces. Lot 36 is bordered by Parking Structure 32 to

the north, Veteran Avenue to the west, Wilshire Boulevard to the south, and the Kinross Buildings to the east.

This alternative is inferior to the Project because it would result in greater impacts than under the proposed project related to greenhouse gas emissions, and traffic. Moreover, this Alternative cannot attain the University's objectives to the same extent as the Project in that it does not provide: a centrally located and welcoming environment for scholars, prospective students, alumni, and other visitors attending university-sponsored events; a conference and guest facility that is centrally located on the UCLA campus to provide easy access to all academic departments, students, and the Ronald Regan/UCLA Medical Center; or reconfigure the Gateway Plaza to provide more efficient circulation for transit busses and enhances the center of campus as a distinct and welcoming point to UCLA.

4. Alternative 3 – Reduced Density Alternative

Under the Reduced Density Alternative, only the proposed Conference Center component of the proposed Project would be developed. This alternative would have the same building footprint on the proposed Parking Structure 6 project site. No guest rooms would be provided. The Conference Center building would be approximately 90,000 gsf. As with the proposed Project, the Conference Center Only Alternative would require demolition of Parking Structure 6 (with the potential exception of structural foundation elements). There would be one subterranean level of parking and two above ground levels for the Conference Center. As with the proposed Project, the parking level would accommodate 130 parking spaces, the replacement catering kitchen and loading dock. The Conference Center would include conference and meeting space and support facilities for these uses (e.g., dining, lobby, and administrative space). Similar to the proposed Project, the Conference Center Only Alternative would include modifications to the Westwood Plaza Terminus to provide access to the Conference Center, improve circulation for public transit, and accommodate access for existing uses.

This alternative was found to be superior to the Project because it would result in reduced impacts than under the proposed Project related to greenhouse gas emissions, and traffic. However, this Alternative cannot attain the University's objectives to the same extent as the Project in that it does not provide the following: a centrally located and welcoming environment for scholars, prospective students, alumni, and other visitors attending university-sponsored events; a facility that enables UCLA to host multi-day conferences and events with overnight accommodations that minimize travel time for conferees and allow more time for informal contact between conference participants throughout the duration of their stay; or develop a conference center for academic and scholarly exchange and provide overnight accommodations that would generate the majority of the net revenues that would enable the facility to be a self-supporting auxiliary enterprise.

5. Environmentally Superior Alternative

CEQA requires identification of an environmentally superior alternative, or the alternative that has the least significant impacts on the environment. The No Project/No Build Alternative would avoid all contributions to environmental impacts that were identified in the Draft EIR; however, it does not attainment the Project objectives.

CEQA requires that the build or action alternative with the fewest significant impacts be identified in the event that the No Project Alternative is the environmentally superior alternative. Here, the Reduced Density Alternative would be environmentally superior to the proposed project as it would result in the reduction in impacts primarily related to the reduction in vehicular trips generated by the project which reduces the amount of operational air quality and greenhouse emissions and intersection impacts. However, this alternative would not avoid any significant unavoidable impacts resulting from implementation of the proposed Project related to cumulative air quality emissions (construction and operation), traffic impacts at intersections (project and cumulative impacts), and cumulative construction-related traffic impacts. Although the Reduced Density Alternative is environmentally superior to the proposed Project, as discussed above, this alternative would not meet key Project Objectives associated with the provision of guest rooms/overnight accommodations on campus and developing a facility that is a financially self-supporting auxiliary enterprise.

H. Additional Considerations – Statement of Overriding Considerations

As discussed above, the University has found that some of the impacts of the proposed Project, as part of the 2009 LRDP Amendment remain significant following adoption and implementation of previously adopted 2009 LRDP EIR mitigation measures included in the Project and described in the EIR. Section 15093(b) of the CEQA Guidelines provides that when the decision of the public agency results in the occurrence of significant impacts that are not avoided or substantially lessened, the agency must state in writing the reasons to support its actions. The University balanced the benefits of the Project against its significant and unavoidable environmental impacts in determining whether to approve the Project. The University determined that the Project's benefits outweigh its unavoidable adverse environmental effects. The reasons for the approval of the project despite the occurrence of significant and unavoidable adverse impacts are as follows:

1. The Project would result in a conference and guest center whose size and centralized UCLA location would increase the campus' ability to host significant academic conferences and professional meetings on campus. Such events would contribute substantially to the campus' academic mission and would facilitate interdisciplinary research and learning opportunities for all academic disciplines.
2. The Project would provide the needed overnight accommodation capacity in a singular facility with conference facilities which would minimize impacts on traffic, air quality, and climate change by minimizing conference participants' travel (including travel by UCLA faculty and staff) between campus and off-site conference facilities and/or hotel locations.
3. The Project would generate demand for UCLA academic conferences. The resulting increase in the number and size of conferences that could be held on campus would, in turn, create additional demand for lodging in the region, thus creating an economic benefit. Further, the Project would provide a venue for the exchange of legal, social, and technological ideas that could help solve global issues.

The Findings and Statement of Overriding Considerations adopted by the University in connection with its approval of the 2009 LRDP and certification of the 2009 LRDP EIR previously addressed all of the significant and unavoidable impacts that are identified in the EIR

for the Project, all of which are associated with implementation of the 2009 LRDP. The EIR for the Project concluded that the impacts associated with the Project fall within the scope of impacts analyzed in the 2009 LRDP EIR. The University finds that the Findings and Statement of Overriding Considerations associated with the 2009 LRDP EIR are equally relevant to, and are reaffirmed as a part of, this Project.

I. Recirculation Not Required

No significant new information was added to the Draft EIR or the Final EIR as a result of the public comment process. The Final EIR and the responses to comments on the Draft and Final EIRs clarify, amplify and make insignificant modifications to the Draft and Final EIRs. The Final EIR and the responses to comments on the Final EIR do not identify any new significant effects on the environment or a substantial increase in the severity of an environmental impact requiring major revisions to the EIR. Therefore, recirculation of the EIR is not required.

J. Additional Findings

1. These Findings incorporate by reference in their entirety the text of the Draft EIR prepared for the Project; the 2009 LRDP Amendment; and the 2009 LRDP EIR, Mitigation Monitoring Program, and Findings adopted by The Regents in connection with its approval of the 2009 LRDP Amendment and 2009 LRDP EIR. Without limitation, this incorporation is intended to elaborate on the scope and nature of the Project, related mitigation measures, and the basis for determining the significance of such impacts.
2. All of the environmental effects of the Project have been adequately addressed in prior environmental documentation and: (1) have been mitigated or avoided, (2) have been examined at a sufficient level of detail in the prior environmental documentation to enable those effects to be mitigated or avoided by site specific revisions, the imposition of conditions, or by other means in connection with the approval of the Project, or (3) cannot be mitigated to avoid or substantially lessen the significant impacts despite the University's willingness to accept all feasible mitigation measures. The Project is consistent with the 2009 LRDP Amendment and the regional or area wide cumulative impacts of the Project have already been adequately addressed, as defined in Guidelines Section 15152(e). These Findings re-affirm the findings for the 2009 LRDP Amendment, including the Statement of Overriding Considerations.
3. Section 15093(b) of the State CEQA Guidelines provides that when the decision of the public agency results in the occurrence of significant impacts that are not avoided or substantially lessened, the agency must state in writing the reasons to support its actions. The Findings and Statement of Overriding Considerations adopted by The Regents in connection with its approval of the 2009 LRDP Amendment and certification of the associated EIR previously addressed all of the significant and unavoidable impacts associated with implementation of the 2009 LRDP Amendment, and the Draft EIR for the Project concluded that the impacts associated the Project are within the scope of impacts analyzed in the EIR for the 2009 LRDP. The University balanced the benefits of implementing the 2009 LRDP

Amendment against the significant and unavoidable adverse environmental effects, discussed in the Findings and Statement of Overriding Considerations adopted by the University in connection with its approval of the 2009 LRDP Amendment, in determining that specific economic, legal, social, technological, and other benefits of this project outweigh these adverse environmental effects, and adopted Findings and Statement of Overriding Considerations in connection with its approval of the 2009 LRDP Amendment, which herein determined to be equally relevant to, and are reaffirmed as a part of, this Project.

4. CEQA requires the Lead Agency approving a Project to adopt a monitoring program for changes to the Project that it adopts or makes a condition of Project approval in order to ensure compliance during Project implementation. The proposed Project requires one project-specific mitigation measure, and incorporates as project-components, the continued implementation of PPs and MMs contained in the 2009 LRDP EIR Mitigation Monitoring Program and determined applicable to the Project as described above. In this regard, all identified Project-specific mitigation measures and relevant LRDP EIR PPs and MMs identified in the Final EIR included as part of the Meyer and Renee Luskin Conference and Guest Center Project will be monitored pursuant to the LRDP EIR monitoring program previously adopted by the University in connection with its approval of the 2009 LRDP EIR.
5. Various documents and other materials constitute the record of proceedings upon which The Regents bases its findings and decisions contained herein. Most documents related to this Project are located in the office of Capital Programs, located at 1060 Veteran Avenue, Los Angeles, CA 90095. The record of proceedings for the approval of the LRDP EIR is also located in the office of Capital Programs. The custodian for these documents is the office of Capital Programs.

K. Summary

Based on the foregoing findings and the information contained in the record, it is hereby determined that:

- a. All significant impacts on the environment due to the Project have been eliminated or substantially lessened where feasible.
- b. Any significant impacts to which the Project contributes and that are found to be unavoidable were fully analyzed and adequately addressed in the 2009 LRDP EIR, as documented in the EIR for the Project, and are acceptable due to the factors described in the Findings and Statement of Overriding Considerations adopted in connection with the University's approval of the 2009 LRDP EIR, as described in above, which are incorporated by reference herein and hereby affirmed.

- c. The environmentally superior alternative would lessen the significant and unavoidable impacts of the proposed project. The environmentally superior alternative, as well as the other alternatives evaluated in the EIR, are rejected as infeasible because they fail to accomplish the basic Project objectives.
- d. The Project will not result in any new significant environmental effects or substantially increase the severity of the significant environmental effects previously identified in the 2009 LRDP EIR.
- e. This determination reflects the University's independent judgment and analysis.

III. APPROVALS

The University hereby takes the following actions:

1. Certifies the Final EIR for the Project as described in Section I, above.
2. Amend the LRDP to transfer 175,000 gross square footage (gsf) from the Bridge zone to the Central zone and 80,000 gsf from the Southwest zone to the Central zone.
3. Adopts and makes a condition of the Project all Project elements, relevant 2009 LRDP EIR mitigation measures, and project-specific mitigation measures identified in the Final EIR.
4. Adopts the Findings and project specific mitigation monitoring program in their entirety as set forth in Section II, above.
5. Having certified the Final EIR, independently reviewed and analyzed the Final EIR, incorporated mitigation measures into the Project, and adopted the Findings, the Regents hereby approves the design of the Meyer and Renee Luskin Conference and Guest Center project for the UCLA Campus.