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November 21, 2025

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION AND NOTICE OF PUBLIC MEETING

Project Title: UCLA Health Sports Medicine Institute Project (5210 Pacific Concourse Tenant Improvements)
Project Location: 5210 Pacific Concourse Drive, Los Angeles, CA 90045
County: Los Angeles

In accordance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the University of California Procedures for Implementation of CEQA, an Initial Study (IS) for the proposed UCLA Health Sports Medicine Institute Project (5210 Pacific Concourse Tenant Improvements; proposed Project) has been prepared. Based upon the analysis presented in the IS, it has been determined that with the incorporation of mitigation measures, the proposed Project will not have a significant effect on the environment. This letter serves as the Notice of Intent to Adopt a Mitigated Negative Declaration (MND) for the proposed Project, prepared pursuant to State CEQA Guidelines Section 15072.

The proposed Project involves the adaptive reuse of an existing approximately 170,000-gross-square-foot (gsf) two-story life sciences building located at 5210 Pacific Concourse Drive in unincorporated Los Angeles County (County). The proposed Project would create a new Sports Medicine Institute, relocate an off-campus UCLA Health Clinical Microbiology Laboratory, and include a community fill pharmacy, specialty pharmacy, café, conference room, administrative offices, storage, and other support spaces. In addition to the tenant improvements for these uses, the proposed Project includes improvements to the building mechanical and utility systems, accessibility improvements, safety and security upgrades, new electric vehicle chargers, and minor modifications to the existing landscaping and surface parking. The Project would achieve at minimum a LEED ID+C Certified rating and would strive to achieve a LEED Gold rating. Earthwork necessary for utility trenching and limited grading would generally be on the order of a few inches to a few feet, but not be deeper than approximately 7 feet, and would require the net export of approximately 150 cubic yards of soil. The Project site is not identified on any lists of hazardous waste sites compiled pursuant to California Government Code Section 65962.5.

The proposed Project's anticipated environmental effects are discussed in the Draft IS/MND which is available for review at the following locations:

- **Online** at https://www.capitalprograms.ucla.edu/EnvironmentalReview/ProjectsUnderEnvironmentalReview
- By appointment with site security at 5210 Pacific Concourse Drive; call Sergio Gonzalez at (424) 440-0980 to make arrangements.

Pursuant to the requirements of CEQA, a 30-day public review period will extend from **November 21, 2025 to December 22, 2025**. Comments on the Draft IS/MND must be received no later than **5:00 p.m. on December 22, 2025**. Written comments may be emailed to ARogers@capnet.ucla.edu or sent to:

Ashley Rogers
Director, Environmental Planning
UCLA Capital Programs
1060 Veteran Avenue, Box 951365
Los Angeles, CA 90095

Written and oral comments regarding the Draft IS/MND may also be provided at **a virtual public meeting that will be held on Wednesday, December 10, 2025 at 6:00 p.m. You must register in advance to receive the Zoom link.**

- **Zoom registration link:** https://ucla.zoom.us/meeting/register/w6dnu2uaSoOxG81112xazA

If you have any questions, please contact Ms. Rogers via the email address provided above or call (310) 923-6747.