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**May 27, 2010**

**NOTICE OF COMPLETION AND AVAILABILITY OF  
DRAFT ENVIRONMENTAL IMPACT REPORT  
ENV-2009-271-EIR  
STATE CLEARINGHOUSE NO. 2009011101**

**To:** Owners of Property and Occupants and Other Interested Parties  
**Project Name:** University of Southern California Development Plan  
**Site Location:** Approximately 207 net acres generally bounded by 30th Street and the alley south of 30th Street to the north, Jefferson Boulevard to the northeast, Exposition Boulevard to the south, Hoover Street and Flower Street to the east, and Vermont Avenue to the west. In addition, the Project site also includes a small area to the south of Exposition Boulevard and a second area to the east of the Harbor Freeway (I-110), adjacent to Jefferson Boulevard between Hope and Hill Streets. Refer to attached map.

**Community Plan Area:** South Los Angeles and Southeast Los Angeles

**Council District:** 8 (Bernard Parks) and 9 (Jan Perry)

**Comment Review Period:** May 27, 2010 - **July 12, 2010**

**PROJECT DESCRIPTION:** The University of Southern California (USC or University) proposes the USC Development Plan and Specific Plan (referred to hereafter as the proposed Project), which would provide for the development of new uses on and around the University Park Campus. The proposed Project is intended to: increase the ratio of academic space per student at the Campus to a level that better supports academic excellence; to increase the amount of University-affiliated housing available in the Campus area with the objectives of making existing housing in the Project vicinity available to non-University affiliated residents and decreasing commute times and associated traffic congestion; and to provide services that meet the needs of students, faculty and staff and also enhance the community.

The proposed Project would provide approximately 2,500,000 square feet of academic and University uses; up to 350,000 square feet of retail/commercial uses; and approximately 2,135,000 square feet of student and faculty housing providing up to 5,400 student beds in a variety of housing types and configurations and approximately 250 faculty housing units. The proposed Project would also provide for an approximately 165,000 square foot hotel and conference center with up to 150 guest rooms, conference and banquet facility areas, sit down restaurant area, a swimming pool, and other related amenities. In addition, a new University-affiliated K-8 laboratory school and community educational academy comprised of up to approximately 80,000 square feet may also be developed. New landscaped public open space areas and associated facilities are also proposed to enhance the Campus and surrounding area. Furthermore, the proposed Project would also provide for improved pedestrian, bicycle, vehicle circulation, and increased pedestrian safety. The proposed Project would be developed in accordance with Urban Design Guidelines and building heights would range from 20 feet to a maximum of 150 feet in height. The proposed Project would also provide for transfers of floor area for the University Uses and the student housing between Subareas 1 and 3 as long as specified thresholds are not exceeded.

**ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS:** Significant and unavoidable impacts have been identified with regard to aesthetics (visual quality related to removal of historic resources and shading), air quality (construction and operational emissions), historic resources, noise (construction), transportation (operational impacts: seven intersections, one neighborhood street segment and three access locations), and solid waste (operations). Other issues addressed in the Draft EIR include archaeological/paleontological resources; geology and soils; hazards and hazardous materials; aesthetics (construction, visual quality, views, and light/glare); surface water hydrology and surface water quality; land use/planning; noise (operations); traffic (construction); population, housing, and employment; public services (i.e., fire, police, schools, parks and recreation, and libraries); transportation (construction); parking; water supply; wastewater; and energy. With implementation of the proposed mitigation measures, no significant and unavoidable project or cumulative impacts in these other issue areas addressed in the Draft EIR are expected with regard to construction or operation of the proposed Project.

**DOCUMENT REVIEW AND COMMENT:** If you wish to review a copy of the Draft Environmental Impact Report (Draft EIR) or the documents referenced in the Draft EIR, you may do so at the City of Los Angeles, Department of City Planning at 200 North Spring Street, Room 750, Los Angeles. Copies of the Draft EIR are also at the following Library Branches:

- 1) Central Library - 630 West 5<sup>th</sup> Street, Los Angeles, CA 90071
- 2) Exposition Park – Dr. Mary McLeod Bethune Regional Branch Library - 3900 S. Western Ave. Los Angeles, CA 90062
- 3) Junipero Serra Branch Library - 4607. S. Main Street, Los Angeles, CA 90037
- 4) Vermont Square Branch Library - 1201 W. 48th Street, Los Angeles, CA 90037
- 5) Jefferson Branch Library - 2211 W. Jefferson Blvd, Los Angeles, CA 90018

The Draft EIR is also available online at the Department of City Planning's website [<http://cityplanning.lacity.org> (click on "Environmental" and then "Draft Environmental Impact Reports")]. The Draft EIR can be purchased on cd-rom for \$7.50 per copy. Contact **Diana Kitching** at **(213) 978-1351** to purchase one.

The review period for the Draft EIR begins on May 27, 2010 and ends on July 12, 2010. If you wish to submit comments following review of the Draft EIR, please reference the file number above, and submit them in writing by **July 12, 2010**.

Please direct your responses to:

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