

# Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

<b>SCH #</b>
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**Project Title:** Berggruen Institute Project

Lead Agency: City of Los Angeles Contact Person: Alan Como

Mailing Address: 221 North Figueroa Street, Suite 1350 Phone: (213) 847-3633

City: Los Angeles Zip: 90012 County: Los Angeles

**Project Location:** County: Los Angeles City/Nearest Community: Brentwood

Cross Streets: Sepulveda Boulevard, Stoney Hill Road, North Canyonback Road Zip Code: 90049

Longitude/Latitude (degrees, minutes and seconds): 34 ° 6 ' 19.98 " N / 118 ° 28 ' 43.86 " W Total Acres: 447

Assessor's Parcel No.: See attached Section: S Twp.: T1S Range: R15W Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: 1-405 Waterways: \_\_\_\_\_

Airports: \_\_\_\_\_ Railways: \_\_\_\_\_ Schools: \_\_\_\_\_

**Document Type:**

- |   |  |                                    |  |
|---|--|------------------------------------|--|
| CEQA: <input checked="" type="checkbox"/> NOP | <input type="checkbox"/> Draft EIR                 | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons           | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA        | <input type="checkbox"/> Final Document        |
| <input type="checkbox"/> Neg Dec              | (Prior SCH No.) _____                              | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____          |
| <input type="checkbox"/> Mit Neg Dec          | Other: _____                                       | <input type="checkbox"/> FONSI     | _____  |

**Local Action Type:**

- |  |   |   |   |
|--|---|---|---|
| <input type="checkbox"/> General Plan Update               | <input checked="" type="checkbox"/> Specific Plan | <input checked="" type="checkbox"/> Rezone                            | <input type="checkbox"/> Annexation     |
| <input checked="" type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan              | <input type="checkbox"/> Prezone                                      | <input type="checkbox"/> Redevelopment  |
| <input type="checkbox"/> General Plan Element              | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit                                   | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan                    | <input type="checkbox"/> Site Plan                | <input checked="" type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other: _____   |

**Development Type:**

- |   |   |
|---|---|
| <input type="checkbox"/> Residential: Units _____ Acres _____                 | <input type="checkbox"/> Transportation: Type _____                               |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____     | <input type="checkbox"/> Mining: Mineral _____                                    |
| <input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Power: Type _____ MW _____                               |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____                    |
| <input type="checkbox"/> Educational: _____                                   | <input type="checkbox"/> Hazardous Waste: Type _____                              |
| <input type="checkbox"/> Recreational: _____                                  | <input checked="" type="checkbox"/> Other: Institutional: 149,483 sq.ft. (28 ac.) |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____               |   |

**Project Issues Discussed in Document:**

- |  |  |   |  |
|--|--|---|--|
| <input checked="" type="checkbox"/> Aesthetic/Visual         | <input type="checkbox"/> Fiscal                                | <input checked="" type="checkbox"/> Recreation/Parks                | <input checked="" type="checkbox"/> Vegetation               |
| <input checked="" type="checkbox"/> Agricultural Land        | <input checked="" type="checkbox"/> Flood Plain/Flooding       | <input type="checkbox"/> Schools/Universities                       | <input checked="" type="checkbox"/> Water Quality            |
| <input checked="" type="checkbox"/> Air Quality              | <input checked="" type="checkbox"/> Forest Land/Fire Hazard    | <input type="checkbox"/> Septic Systems                             | <input checked="" type="checkbox"/> Water Supply/Groundwater |
| <input checked="" type="checkbox"/> Archeological/Historical | <input checked="" type="checkbox"/> Geologic/Seismic           | <input checked="" type="checkbox"/> Sewer Capacity                  | <input checked="" type="checkbox"/> Wetland/Riparian         |
| <input checked="" type="checkbox"/> Biological Resources     | <input type="checkbox"/> Minerals                              | <input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading | <input checked="" type="checkbox"/> Growth Inducement        |
| <input type="checkbox"/> Coastal Zone                        | <input checked="" type="checkbox"/> Noise                      | <input checked="" type="checkbox"/> Solid Waste                     | <input checked="" type="checkbox"/> Land Use                 |
| <input checked="" type="checkbox"/> Drainage/Absorption      | <input type="checkbox"/> Population/Housing Balance            | <input checked="" type="checkbox"/> Toxic/Hazardous                 | <input checked="" type="checkbox"/> Cumulative Effects       |
| <input type="checkbox"/> Economic/Jobs                       | <input checked="" type="checkbox"/> Public Services/Facilities | <input checked="" type="checkbox"/> Traffic/Circulation             | <input type="checkbox"/> Other: _____                        |

**Present Land Use/Zoning/General Plan Designation:**

Vacant land / [Q]RE20-1-H, [Q]A1-1 and [T][Q]A1-1 / Open Space and Very Low I Residential

**Project Description:** *(please use a separate page if necessary)*

The Berggruen Institute Project (Project) involves a development program designed to accommodate the Berggruen Institute's educational and research programs, fellowships, scholars, and administration within a Research Institute campus, as well as to preserve open space. Development and operation of the Project would be implemented through the Berggruen Institute Specific Plan (Specific Plan). In accordance with the proposed Specific Plan, development would be concentrated on approximately 28 acres or approximately 6 percent of the 447 acre Project Site (also referred to as the Specific Plan Area), which would be divided into three Sub Areas: (1) Ridge I, which would include a primary Institute Building comprising approximately 39,880 square feet of Research Institute uses, including meeting rooms, lounge/study areas, offices, an auditorium/lecture hall, a library, storage space and support areas, as well as dining and kitchen facilities; 30 Scholar Units serving as limited-term living quarters for resident scholars, visiting scholars, guests, and limited staff, with supporting uses and amenities such as a Gatehouse and recreational facilities, for a total of approximately 16,603 square feet of building area; as well as landscaped outdoor spaces including gardens and courtyards; (2) Ridge II, which would include three Scholar Pavilions of up to 10,000 square feet each with a combination of Research Institute uses and/or limited-term scholar living quarters; and (3) Open Space, which would allow for hillside preservation, restoration and protection of native habitat, fuel modification zones for fire risk management, and public trails and recreational opportunities in an area comprising 424.4 acres. The Research Institute could accommodate up to 26 resident scholars at a time plus up to 60 staff, four of whom would reside on site in Scholar Units, in addition to visiting scholars and guests attending conferences, symposia, and other programs or events. Within the Open Space Sub-Area, portions of two existing trails that pass through the Project Site would be improved and available for public use, consistent with an existing, recorded, open space easement agreement and trail easement agreements (Instrument Nos. 06-2284769, 06-2284768, and 06-2284767, respectively). In addition, future growth of up to 63,000 square feet of Research Institute floor area could occur within Ridge I to accommodate future programs and uses, including potential facilities for 16 additional resident scholars and up to 70 additional staff. Earthwork associated with build out of the Specific Plan would require an estimated 200,000 cubic yards of cut, with 90,000 cubic yards of fill and 110,000 cubic yards of export, plus a possible 30,000 cubic yards of soil import for landscaping purposes.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input checked="" type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>7</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>4</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input checked="" type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>5</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input checked="" type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input checked="" type="checkbox"/> Other: <u>Mountains Recreation and Conservation Authority</u>
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

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### Local Public Review Period (to be filled in by lead agency)

Starting Date November 20, 2020 Ending Date December 21, 2020

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### Lead Agency (Complete if applicable):

Consulting Firm: <u>Eyestone Environmental</u>	Applicant: <u>Monteverdi, LLC</u>
Address: <u>2121 Rosecrans Avenue, Suite 3355</u>	Address: <u>304 South Broadway, Suite 550</u>
City/State/Zip: <u>El Segundo, CA 90245</u>	City/State/Zip: <u>Los Angeles, CA 90013</u>
Contact: <u>Ashley Rogers</u>	Phone: <u>(310) 254-9941</u>
Phone: <u>(424) 207-5333</u>	

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Signature of Lead Agency Representative:  Date: 11.17.2020

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

**Notice of Completion & Environmental Document Transmittal  
Berggruen Institute Additional Information**

**Assessor's Parcel Nos:**

4493-014-036 and 4493-014-037

4493-014-038 and 4493-014-039

4493-036-001 through 4493-036-011

4493-037-001 through 4493-037-013

4493-038-001 through 4493-038-007