LOS ANGELES
DEPARTMENT OF CITY
PLANNING
221 North Figueroa St., Suite 1350
Los Angeles, CA 90012

INITIAL STUDY

Berggruen Institute Project

Case Number: ENV-2019-4565-EIR

Project Location: 1901 North Sepulveda Boulevard and 2100–2187 North Canyonback Road, Los Angeles, California 90049

Community Plan Area: Brentwood–Pacific Palisades

Council District: 11—Bonin

Project Description: 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 buildout 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.

PREPARED FOR:
The City of Los Angeles Department of City Planning

PREPARED BY:
Eyestone Environmental, LLC

APPLICANT:
Monteverdi, LLC

November 2020

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1 INTRODUCTION

An application for the proposed Berggruen Institute Project (Project), which would accommodate the Berggruen Institute's educational and research programs, has been submitted to the City of Los Angeles (City) Department of City Planning for discretionary review. The Project would be developed and operated in accordance with a regulatory framework established by the proposed Berggruen Institute Specific Plan (Specific Plan), as well as other applicable provisions of the Los Angeles Municipal Code (LAMC). The City of Los Angeles, as Lead Agency, has determined the Project is subject to the California Environmental Quality Act (CEQA) and that the preparation of an Initial Study is required.

This Initial Study (IS) evaluates the potential environmental effects that could result from the construction, implementation, and operation of the proposed Project. This Initial Study has been prepared in accordance with CEQA (Public Resources Code Section 21000 et seq.), the State CEQA Guidelines (Title 14, California Code of Regulations Section 15000 et seq.), and the City of Los Angeles CEQA Guidelines (1981, amended 2006). The City uses Appendix G of the State CEQA Guidelines as the thresholds of significance unless another threshold of significance is expressly identified in the document. Based on the analysis provided within this Initial Study, the City has concluded the Project may result in significant impacts on the environment, and the preparation of an Environmental Impact Report (EIR) is required. This Initial Study and the forthcoming EIR are intended as informational documents, which are ultimately required to be considered and certified by the decision-making body of the City prior to approval of the Project.

1.1 PURPOSE OF AN INITIAL STUDY

The California Environmental Quality Act was enacted in 1970 with several basic purposes, including: (1) to inform governmental decision makers and the public about the potential significant environmental effects of proposed projects; (2) to identify ways that environmental damage can be avoided or significantly reduced; (3) to prevent significant, avoidable damage to the environment by requiring changes in projects through the use of feasible alternatives or mitigation measures; and (4) to disclose to the public the reasons behind a project's approval even if significant environmental effects are anticipated.

An Initial Study is a preliminary analysis conducted by the Lead Agency, in consultation with other agencies (responsible or trustee agencies, as applicable), to determine whether there is substantial evidence that a project may have a significant effect on the environment. If the Initial Study shows that there is no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment, the Lead Agency shall prepare a Negative Declaration. If the Initial Study identifies potentially significant effects but revisions have been made by or agreed to by the applicant that would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, a Mitigated Negative Declaration is appropriate. If the Initial Study concludes that neither a Negative Declaration or Mitigated Negative Declaration is appropriate, an EIR is normally required.[1]

[1] State CEQA Guidelines Section 15063(b)(1) identifies the following three options for the Lead Agency when there is substantial evidence that the project may cause a significant effect on the environment: "(A) Prepare an EIR, or (B) Use a
(Footnote continued on next page)

1.2 ORGANIZATION OF THE INITIAL STUDY

This Initial Study is organized into sections as follows:

1. INTRODUCTION

Describes the purpose and content of the Initial Study and provides an overview of the CEQA process.

2. EXECUTIVE SUMMARY

Provides Project information, identifies key areas of environmental concern, and includes a determination whether the Project may have a significant effect on the environment.

3. PROJECT DESCRIPTION

Provides a description of the environmental setting and the Project, including Project characteristics and a list of requested discretionary actions.

4. EVALUATION OF ENVIRONMENTAL IMPACTS

Contains the completed Initial Study Checklist and discussion of the environmental factors that would be potentially affected by the Project.

1.3 CEQA PROCESS

Below is a general overview of the CEQA process. The CEQA process is guided by the CEQA statutes and guidelines, which can be found on the State of California's website (http://resources.ca.gov/ceqa).

1.3.1 Initial Study

At the onset of the environmental review process, the City has prepared this Initial Study to determine if the proposed Project may have a significant effect on the environment. This Initial Study has determined that the proposed Project may have significant effect(s) on the environment, and, therefore, an EIR will be prepared.

A Notice of Preparation (NOP) is prepared to notify public agencies and the general public that the Lead Agency is starting the preparation of an EIR for the proposed project. The NOP and Initial Study are circulated for a 30-day review and comment period. During this review period, the Lead Agency requests comments from agencies and the public on the scope and content of the environmental information to be included in the EIR. After the close of the 30-day review and comment period, the Lead Agency continues

previously prepared EIR which the Lead Agency determines would adequately analyze the project at hand, or (C) Determine, pursuant to a program EIR, tiering, or another appropriate process, which of a project's effects were adequately examined by an earlier EIR or negative declaration."

the preparation of the Draft EIR and any associated technical studies, which may be revised or expanded in consideration of the comments received on the NOP.

1.3.2 Draft EIR

Once the Draft EIR is complete, a Notice of Completion and Availability is prepared to inform public agencies and the general public of the availability of the document and the locations where the document can be reviewed. The Draft EIR and Notice of Availability are circulated for a 45-day review and comment period. The purpose of this review and comment period is to provide public agencies and the general public an opportunity to review the Draft EIR and comment on the adequacy of the document, including the analysis of environmental effects, the mitigation measures presented to reduce potentially significant impacts, and the alternatives analysis. After the close of the 45-day review and comment period, responses to all comments on environmental issues received during the comment period are prepared.

1.3.3 Final EIR

The Lead Agency prepares a Final EIR, which incorporates the Draft EIR or any revisions to the Draft EIR, comments received on the Draft EIR and a list of commenters, and responses to significant environmental points raised in the review and consultation process.

The decision-making body then considers the Final EIR, together with any comments received during the public review process, and may certify the Final EIR and approve the Project. In addition, when approving a project for which an EIR has been prepared, the Lead Agency must prepare findings for each significant effect identified, a statement of overriding considerations if there are significant impacts that cannot be mitigated, and a mitigation monitoring and reporting program.

2 EXECUTIVE SUMMARY

PROJECT TITLE	**BERGGRUEN INSTITUTE PROJECT**
ENVIRONMENTAL CASE NO.	ENV-2019-4565-EIR
RELATED CASES	CPC-2020-5985-GPA-ZC-CA-SP and VTT-53072
PROJECT LOCATION	**1901 North Sepulveda Boulevard and 2100—2187 North Canyonback Road, Los Angeles, CA 90049**
COMMUNITY PLAN AREA	Brentwood–Pacific Palisades
GENERAL PLAN DESIGNATION	Very Low I Residential and Open Space
ZONING	[Q]RE20-1-H, [Q]A1-1, and [T][Q]A1-1
COUNCIL DISTRICT	11—Bonin
LEAD AGENCY	**City of Los Angeles**
CITY DEPARTMENT	Department of City Planning
STAFF CONTACT	Alan Como
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APPLICANT	**Monteverdi, LLC** **Attn: Chris Kiley**
ADDRESS	304 S. Broadway, Suite 550 Los Angeles, CA 90013
PHONE NUMBER	(310) 254-9941

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

☒ Aesthetics
☒ Agriculture & Forestry Resources
☒ Air Quality
☒ Biological Resources
☒ Cultural Resources
☒ Energy
☒ Geology/Soils
☒ Greenhouse Gas Emissions
☒ Hazards & Hazardous Materials
☒ Hydrology/Water Quality
☒ Land Use/Planning
☐ Mineral Resources
☒ Noise
☐ Population/Housing
☒ Public Services
☒ Recreation
☒ Transportation
☒ Tribal Cultural Resources
☒ Utilities/Service Systems
☒ Wildfire
☒ Mandatory Findings of Significance

DETERMINATION

(To be completed by the Lead Agency)

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions on the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☒ I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

EVALUATION OF ENVIRONMENTAL IMPACTS

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a Lead Agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the Lead Agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less that significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of a mitigation measure has reduced an effect from "Potentially Significant Impact" to "Less Than Significant Impact." The Lead Agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analysis," as described in (5) below, may be cross referenced).

5) Earlier analysis must be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR, or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:

   a) Earlier Analysis Used. Identify and state where they are available for review.

   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   c) Mitigation Measures. For effects that are "Less Than Significant With Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated

7) Supporting Information Sources: A sources list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whichever format is selected.

9) The explanation of each issue should identify:

   a) The significance criteria or threshold, if any, used to evaluate each question; and

   b) The mitigation measure identified, if any, to reduce the impact to less than significance.

3 PROJECT DESCRIPTION

3.1 PROJECT SUMMARY

The Project Applicant, Monteverdi, LLC, proposes the development of the Berggruen Institute Project (Project), 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 floor 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).[2,3] 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 buildout 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.

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2 The "Open Space Easement" Agreement was entered into by and between Castle & Cooke MountainGate, Inc., a California corporation, and the Mountains Recreation and Conservation Authority (MRCA), a public entity established by joint exercise of powers agreement among the Santa Monica Mountains Conservancy, the Conejo Recreation and Park District, and the Rancho Simi Recreation and Park District. It was recorded in the Official Records of Los Angeles County on October 13, 2006 as Instrument No. 06-2284768.

3 The "Trail Easement" Agreements are dated as of October 13, 2006 and were entered into by and between Castle & Cooke MountainGate, Inc., a California corporation, and the MRCA. They were recorded in the Official Records of Los Angeles County on October 13, 2006 as Instrument Nos. 06-2284767 and 06-2284769.

3.2 ENVIRONMENTAL SETTING

3.2.1 Project Location

The approximately 447-acre Project Site is located at 1901 North Sepulveda Boulevard and 2100, 2101, 2132, 2139, 2141 and 2187 North Canyonback Road, in the Brentwood–Pacific Palisades Community Plan (Community Plan) area of the City of Los Angeles (City). As depicted in Figure 1 on page 9, the Project Site is located just west of Interstate 405 (I-405) and south of the existing MountainGate Country Club and associated residential community.

In addition to regional access via I-405, local access to the Project Site is provided from Sepulveda Boulevard; through the Mountaingate community via a gated entry at the paved end of Stoney Hill Road; and from Canyonback Road, the paved portion of which passes through the Mountaingate community and which consists of an unpaved fire road through the Project Site, connecting to Kenter Avenue to the south in Brentwood.

3.2.2 Existing Conditions

As shown in the aerial photograph provided in Figure 2 on page 10, the Project Site is generally undeveloped, although portions of the Project Site have been previously graded and disturbed. The Project Site exhibits substantial topographic changes in grade and includes two primary ridges (Ridges I and II), which generally run north-south, plus a third smaller ridge to the northwest, with site elevations ranging from approximately 720 feet above mean sea level (AMSL) near Sepulveda Boulevard to 1,690 feet AMSL along Ridge II. As detailed further below, the Project Site includes native and non-native vegetation and limited improvements, such as fire access roads, terrace drains, and infrastructure associated with the closed Mission Canyon No. 8 Landfill site.

Existing roadways within the Project Site include the lower portion of Promontory Road, which serves as the Project Site driveway from Sepulveda Boulevard; Serpentine Road, an approximately 20-foot wide paved private road that snakes from Promontory Road up to Ridge I; as well as unpaved access roads, including a fire road along Ridge I that extends north to Stoney Hill Road in the Mountaingate community and south to the Mount Saint Mary's fire road, and Canyonback Road (also a fire road), which runs along Ridge II and connects the northerly paved segment of Canyonback Road in the Mountaingate community to Kenter Avenue in Brentwood to the south. Concrete terrace drains are located throughout some of the on-site slopes. In addition, two public multi-use trails pass through the Project Site: the Canyonback Trail, portions of which correspond with the Canyonback fire road on Ridge II, which begins at a trailhead on Mulholland Drive and continues south to Kenter Avenue; and the Riordan/Sycamore Valley Trail between Ridges I and II, which connects to the Mount Saint Mary's fire road on Ridge I and continues south to the Nancy and Dick Riordan Trail trailhead north of Bundy Road, behind the Mount Saint Mary's University campus. Vegetation on-site includes coastal scrub, chaparral, non-native grassland, eucalyptus groves, oak woodland, upland walnut woodland, riparian scrub and forest, and waterways, as

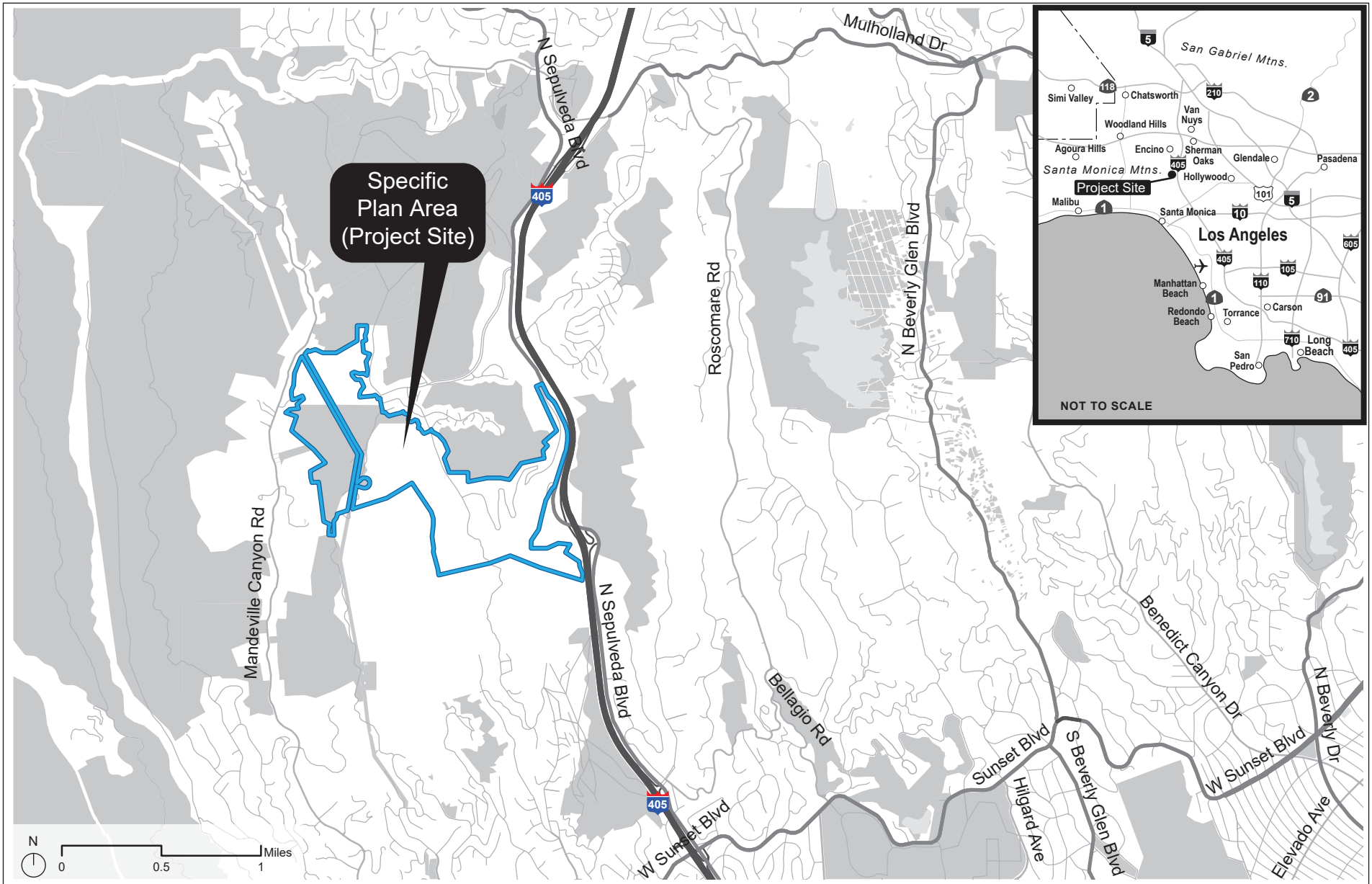

Figure 1
Project Location Map

Source: Los Angeles County GIS, 2019; Eyestone Environmental, 2020.

Figure 2
Aerial Photograph of the Project Vicinity

Source: Google Earth, 2019; Eyestone Environmental, 2020.

well as ornamental plantings, disturbed land, and developed land.[4] Portions of the Project Site have been previously cleared of vegetative brush for the protection of adjacent residents.

A number of easements and covenants exist within the Project Site, including for ingress/egress and utility lines. In addition, certain utility facilities are located within the broad boundaries of the Project Site, although not under common land ownership nor part of the Project Site, including a 3.3-million-gallon water tank operated by the Los Angeles Department of Water and Power (LADWP), located adjacent to Ridge II, which provides water for both municipal supply and fire-fighting purposes, and an LADWP power transmission line that traverses the western portion of the Project Site.[5] These uses are shown in Figure 2 on page 10.

Past uses on-site include the closed Mission Canyon No. 8 Landfill site, comprising approximately 50 acres adjacent to Sepulveda Boulevard, which operated as a municipal landfill from July 1978 to January 1982. The closure was consistent with the Site Closure and Maintenance Report, which was approved by the Los Angeles Regional Water Quality Control Board (LARWQCB). The collection and transport of landfill gas (methane) for off-site use subsequently began in 1984; landfill gas was harvested for use primarily by the University of California Los Angeles (UCLA). There is a flare at the landfill for excess landfill gas destruction. The former landfill site remains subject to post-closure maintenance and monitoring, with government oversight provided by the California Department of Resources, Recycling and Recovery (CalRecycle) and the Local Enforcement Agency (LEA), which is the City of Los Angeles Department of Public Health and the LARWQCB. In addition, the South Coast Air Quality Management District (SCAQMD) issues permits for the flare system and operation, as well as permits for waste excavation (per SCAQMD Rule 1150.1). The former landfill site currently includes terraced slopes covered with vegetation, and monitoring wells and a gas recovery piping system are located within the landfill footprint.[6,7]

Project Site Background

The Project Site was previously the subject of an Environmental Impact Report (EIR) regarding the last phase of development associated with the Mountaingate community (EIR No. 99-3251-SUB; SCH No. 2003071197), which was proposed by Castle & Cooke California, Inc. (Castle & Cooke) and approved by the City in 2006 (collectively referred to herein as the 2006 Project). The 2006 Project consisted of 29 single-family homes and associated private streets.[8] The home sites would be constructed on approximately 25.4 acres on Stoney Hill ridge (Ridge I) and Canyonback ridge (Ridge II). The 2006 Project provided for 424 acres (including the closed Mission Canyon No. 8 Landfill site) in the Open Space Easement. The 2006 Project involved grading within approximately 56 acres of the Project Site

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4 Disturbed land includes areas that experience or have experienced high levels of human disturbance and as a result generally lack vegetation. Developed land refers to areas supported by human-made structures including buildings, yards, roadways, sidewalks, and other highly modified lands supporting structures associated with dwellings or other permanent structures.

5 Mark Patterson, LADWP Water Distribution Associate Engineer, February 28, 2017.

6 Impact Sciences, Mountaingate Project Draft EIR (EIR No. 99-3251-SUB; SCH No. 2003071197), Section IV.R, Safety, July 2003.

7 Amec Foster Wheeler, Phase I Environmental Site Assessment, June 12, 2017.

8 While the initial entitlement approval was for 29 homes, a subsequent modification to the Vesting Tentative Tract Map reduced this to 28 homes.

(over 33 acres of which would be located within the Open Space Easement) and over four million cubic yards of earthwork. Approval of the 2006 Project involved the approval of Vesting Tentative Tract Map (VTTM) No. 53072, a General Plan Amendment and vesting zone change, permits for oak tree removal and grading, as well as other discretionary permits and approvals. The Final Subdivision Map associated with the 2006 Project was approved by the City Council on June 25, 2019 and recorded on July 2, 2019. Accordingly, the Project Site has been subdivided into 28 single-family lots and three open space lots.

Land Use and Zoning Designations

The Project Site is located within the Brentwood–Pacific Palisades Community Plan area. The Project Site includes several land use and zoning designations, as detailed in Table 1 on page 13, with the majority of the Project Site designated for Open Space and Very Low I Residential land uses and the [Q]A1-1 and [T][Q]A1-1 (Agriculture Zone, Height District No. 1) and [Q]RE20-1-H (Residential Estate Zone, minimum lot area of 20,000 square feet, Height District No. 1, Hillside) zones, respectively. There are [T] and [Q] qualified conditions (pursuant to Los Angeles Municipal Code [LAMC] Section 12.32 G) placed on the zones that relate to and are limited to past entitlements (for example, CPC-2000-2276-GPA-VZC) for the Project Site. Per adopted Ordinance No. 177841, which effectuated a Zone Change to the current zoning designations, the [Q] qualified conditions specify the allowed density, height, permissible uses, and required environmental and construction mitigation measures and administrative conditions associated with the approved 2006 Project. The [T] Classification conditions imposed pursuant to the approval of VTTM No. 53072 specified the dedications, improvements, and payment of fees required for the recordation of a Final Map previously approved for the 2006 Project. However, with recordation of the Final Subdivision Map on July 2, 2019, those [T] Classification conditions were removed from the zoning for most parcels, as stated in the letter from the City of Los Angeles Department of City Planning, dated August 26, 2019.[9] As indicated by the Project Site zoning, the RE20-1-H portions of the Project Site are located in a hillside area and are subject to the Baseline Hillside Ordinance (Ordinance No. 181,624). Additionally, the entire Project Site is designated as a Very High Fire Hazard Severity Zone.

3.2.3 Surrounding Land Uses

Land uses surrounding the Project Site comprise a mix of residential, park/open space, and institutional uses, including the MountainGate Country Club and the Mountaingate residential community to the immediate north; the Bel Air Crest gated residential community east of I-405; Mount Saint Mary's University (Chalon Campus) and vacant land, including the northernmost extensions of the Getty Center property to the south; and vacant land and residential uses along and just off of Mandeville Canyon Road to the west. In addition to Getty View Park/Trail to the east across I-405, a variety of parklands are located to the north and west, including Mandeville Canyon Park, Westridge-Canyonback Wilderness Park, and Topanga State Park further to the west. A number of other cultural, educational, and institutional uses also are located in the general vicinity, including the Getty Center and Leo Baeck Temple to the south; and Skirball Cultural Center, Milken Community High School, Berkeley Hall School, Mirman School, Westland School, Bel Air Presbyterian Church, Curtis School, and American Jewish

[9] However, separate [T] Classification conditions remain on certain parcels, as noted in Table 1.

Table 1
Land Use and Zoning Summary

Parcel Number	Land Use Designation per Community Plan	Zoning Designation[a]
4493-014-036 and 4493-014-037	Open Space	[Q]A1-1 and [T][Q]A1-1
4493-014-038 and 4493-014-039	Open Space	[Q]A1-1
4493-036-001 through 4493-036-011 4493-037-001 through 4493-037-013 4493-038-001 through 4493-038-007	Very Low I Residential	[Q]RE20-1-H

[Q]A1-1: Agriculture Zone, Height District 1 with [Q] conditions

[T][Q]A1-1: Agriculture Zone, Height District 1 with [T] and [Q] conditions

[Q]RE20-1-H: Residential Estate Zone, minimum lot area of 20,000 square feet, Height District 1, Hillside with [Q] conditions

See discussion in this Section 3.2.2 regarding [T] and [Q] conditions.

Source: Burns & Bouchard, Inc.; City of Los Angeles Zone Information and Map Access System (ZIMAS), 2020.

University to the north, generally along Mulholland Drive. Within this vicinity, much of the area along and surrounding Mulholland Drive is referred to as the Institutional Use Corridor.[10]

3.3 DESCRIPTION OF PROJECT

3.3.1 Project Overview

The purpose of the Research Institute is to house the scholarly activities developed and supported by the Berggruen Institute. The Berggruen Institute funds scholarship, organizes academic workshops, and hosts lecture series in areas of study related to the organization's mission. The Research Institute would allow the consolidation of these activities in one location in proximity to the City's institutional corridor. As regulated by the proposed Specific Plan, the Project Site (i.e., the Specific Plan Area) would be composed of three Sub-Areas: (1) Ridge I, where the Institute Building, Scholar Units, and associated support facilities and amenities would be located; (2) Ridge II, where three Scholar Pavilions housing additional Research Institute uses and/or limited-term scholar living quarters would be located; and (3) Open Space, which would allow for hillside preservation, restoration and protection of native habitat, fuel modification zones for fire risk management, and an allowance for public trails and recreational opportunities in an area comprising 424.4 acres or approximately 94 percent of the Project Site.

More specifically, the Specific Plan would allow for the development of a campus initially comprising a total of 56,483 square feet of building floor area on Ridge I and up to 30,000 square feet of building floor area on Ridge II.[11] The Institute Building would comprise approximately 39,880 square feet of meeting

[10] City of Los Angeles General Plan, Mulholland Scenic Parkway Specific Plan, adopted May 13, 1992.

[11] Per the proposed Berggruen Institute Specific Plan, all floor area numbers are defined in accordance with LAMC 12.03 T, with the following exemptions: light courts and courtyards; (covered) storage areas; outdoor eating areas (covered or uncovered); trellis structures; walkways, circulation areas (covered); and temporary construction uses.

rooms, lounge/study areas, offices, an auditorium/lecture hall, library, storage space and support areas, as well as dining and kitchen facilities. Additionally, approximately 19,270 square feet of exterior (covered) seating and circulation areas would be incorporated into the design of the Institute Building.[12] To the south, 30 Scholar Units would serve as limited-term living quarters for resident scholars, visiting scholars, guests, and limited staff, with supporting uses and amenities such as recreational facilities, for an estimated total of 16,603 square feet of floor area. Landscaped outdoor spaces such as gardens and courtyards would be located throughout the site, including as part of the Scholar Units. In addition, three Scholar Pavilions of up to 10,000 square feet in size, for a total of approximately 30,000 square feet, are proposed on Ridge II to accommodate similar Research Institute uses and/or limited-term scholar living quarters. Overall, the development area within Ridges I and II comprises approximately 28 acres.[13] The Research Institute is envisioned to initially accommodate up to 26 resident scholars for varied durations throughout the year, as described further below, plus visiting scholars and guests for shorter stays, conferences, symposia, and other programs and events.

A conceptual site plan of the entire Project Site is provided in Figure 3 on page 15, and a summary of proposed development is provided in Table 2 on page 16. More detailed conceptual site plans for Ridge I and Ridge II are shown in Figure 4 and Figure 5 on pages 17 and 18, respectively. A description of the primary Project components is provided below.

Ridge I—Institute Building

The Institute Building would be central to the functions of the campus, located at the northern end of Ridge I, where the majority of meeting rooms would be located. As detailed in Table 2, uses within this building would include an approximately 250-seat auditorium/lecture hall, meeting rooms of various sizes, lounge/study areas, offices, a library, a kitchen, and a main dining room. Forty-three office workspaces for administrative, facilities, and scholar support staff also would be provided. In addition to serving resident scholars, visiting scholars, and guests, these spaces would accommodate additional programmatic activities intended to address academic, social, economic, and political issues such as global and state governance and philosophical and cultural ideas. In addition, special events may be held in various meeting rooms at the Research Institute, as described further below in Section 3.3.5. Please refer to Figure 6 on page 19 for an illustration of the general uses housed within the Institute Building and a related cross section view.

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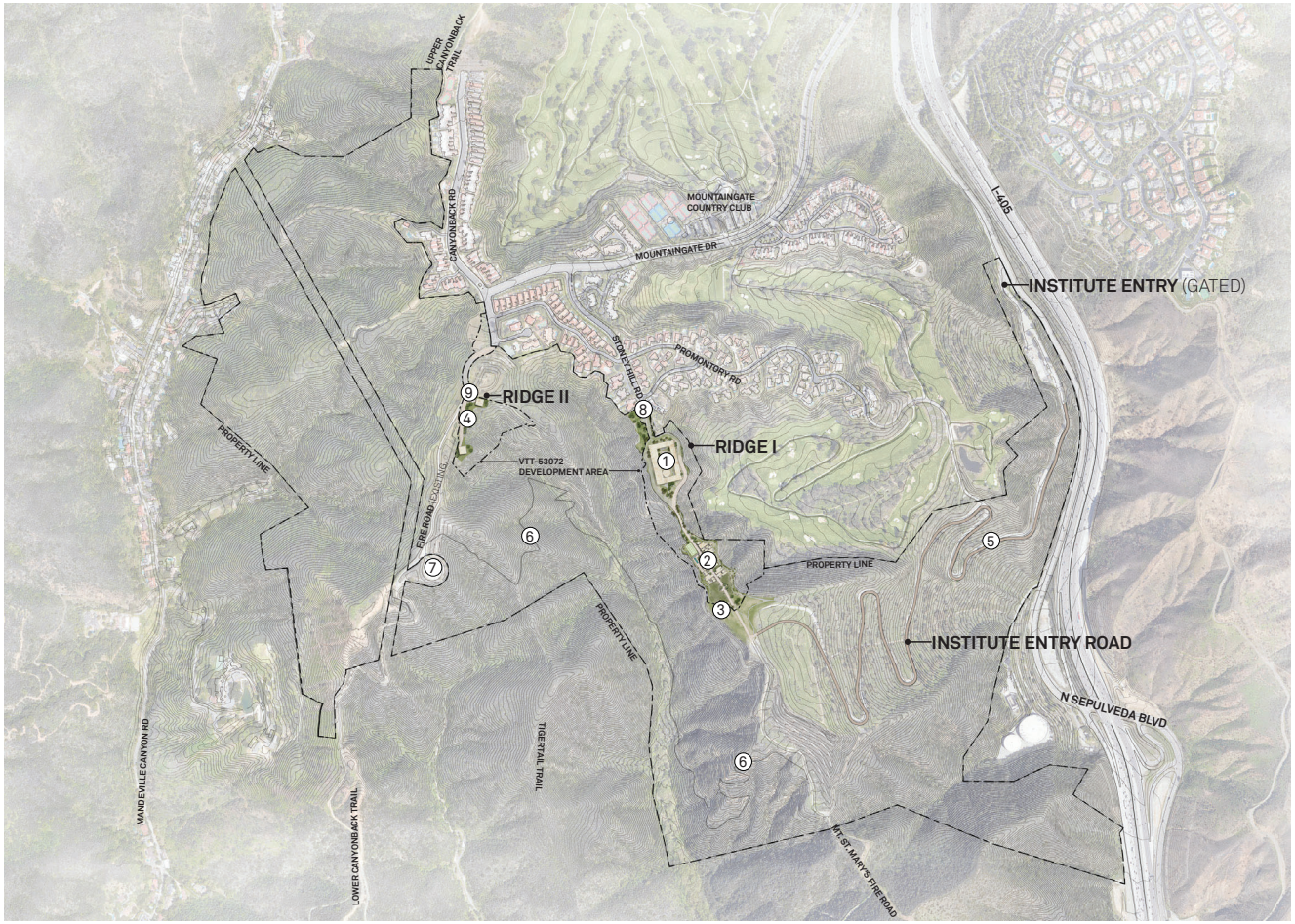
[12] Per the proposed Berggruen Institute Specific Plan, these exterior covered areas would not be counted as building floor area.

[13] The development area is defined as the area within the Project grading boundary, including grading associated with improvement of Serpentine Road but excluding the trail connecting Ridges I and II. The sitewide disturbance area within the entire grading boundary would total 36 acres, approximately 24.5 acres of which would be located within the Open Space Easement (16 acres of that would be located within the former landfill area). For comparison, the previously approved 2006 Project (VTTM No. 53072) involved approximately 56 acres of grading, over 33 acres of which would be located within the Open Space Easement.



① **INSTITUTE BUILDING**

② **SCHOLAR UNITS**

③ **INSTITUTE GATEHOUSE**

④ **RIDGE II SCHOLAR PAVILIONS**

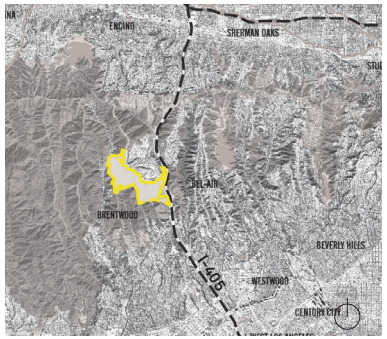
⑤ **SERPENTINE ROAD/ PRIMARY FIRE ACCESS**

⑥ **TRAIL ALIGNMENT**

⑦ **LADWP TRANSMISSION LINE & WATER TANK** (EXISTING)

⑧ **EMERGENCY FIRE ACCESS** (GATED)

⑨ **RIDGE II ENTRY AND FIRE ACCESS** (GATED)



KEY PLAN

Figure 3

Conceptual Site Plan—Specific Plan Area (Project Site)

Source: Herzog & de Meuron and Studio-MLA, 2020.

Table 2
Berggruen Institute Development Summary

Land Use	Proposed Floor Area[a] (square feet)
RIDGE I	
Institute Building	
Offices	13,605
Meeting Rooms	10,175
Dining Hall/Kitchen	6,850
Common Areas and Library	3,085
Auditorium/Lecture Hall	3,215
Other (housekeeping, maintenance, etc.)	2,950
Subtotal	**39,880[b]**
Scholar Units and Associated Uses	
Scholar Units (1- and 2-Bedroom Units)	12,638
Amenities/Sports Facilities (Indoor)	2,265
Other (Gatehouse, housekeeping, maintenance, etc.)	1,700
Subtotal	**16,603**
TOTAL RIDGE I	**56,483**
RIDGE II	
Scholar Pavilions	30,000
Subtotal	**30,000**
TOTAL RIDGES I & II	**86,483**
FUTURE DEVELOPMENT	
Institute Building	10,000
Scholar Units	8,000
Other Research Institute Uses	45,000
TOTAL FUTURE DEVELOPMENT	**63,000**

[a] *Per the proposed Berggruen Institute Specific Plan, all floor area numbers are defined in accordance with LAMC 12.03 T, with the following exemptions: light courts and courtyards; (covered) storage areas; outdoor eating areas (covered or uncovered); trellis structures; walkways, circulation areas (covered); and temporary construction uses.*

[b] *An additional 19,270 square feet of exterior (covered) seating and circulation areas, which do not fall under the Specific Plan definition of building floor area, would be incorporated into the design of the Institute Building.*

Source: Gensler, 2020.

Ridge I—Scholar Units

South of the Institute Building, the Scholar Units would be located in the central portion of Ridge I. This area would include a series of one- and two-story limited-term living quarters, placed on either side of a wide, landscaped promenade, which would allow pedestrian, vehicular, and emergency fire vehicle access. A total of 30 units, including 3 two-bedroom units and 27 one-bedroom units, would be provided for resident and visiting scholars, guests, limited staff, and potentially their families. The units would feature outdoor open space, including entry courts and landscaped gardens, which would be designed as extensions of the indoor living areas. Please refer to Figure 7 on page 20 for an illustration of the layout of the Scholar Units and a related cross section view.

① **INSTITUTE BUILDING**

② **INSTITUTE GATEHOUSE**

③ **INSTITUTE AUDITORIUM**

④ **INSTITUTE COURTYARD**

⑤ **INSTITUTE ROAD/ PRIMARY FIRE ACCESS**

⑥ **SCHOLAR UNITS**

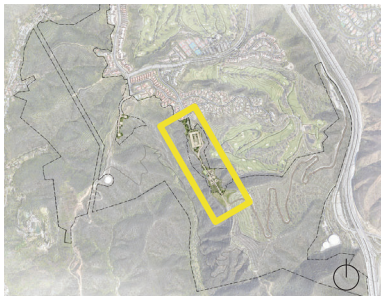
⑦ **PEDESTRIAN PATHWAYS**

⑧ **FITNESS AREA**

⑨ **EMERGENCY FIRE ACCESS** (GATED)

⑩ **FIRE ACCESS ROAD**

⑪ **FUTURE EXPANSION**



KEY PLAN

Figure 4
Conceptual Site Plan—Ridge I

Source: Herzog & de Meuron and Studio-MLA, 2020.

① **SCHOLAR PAVILION ONE**

② **SCHOLAR PAVILION TWO**

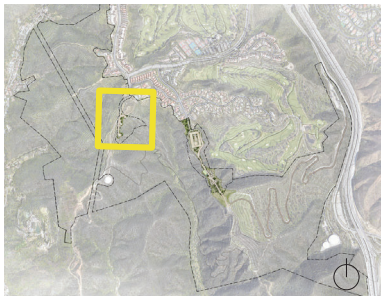
③ **SCHOLAR PAVILION THREE**

④ **CANYONBACK ROAD/ FIRE ACCESS** (VEHICULAR GATE)

⑤ **PARKING**

⑥ **LOWER CANYONBACK TRAIL/ FIRE ACCESS** (EXISTING)

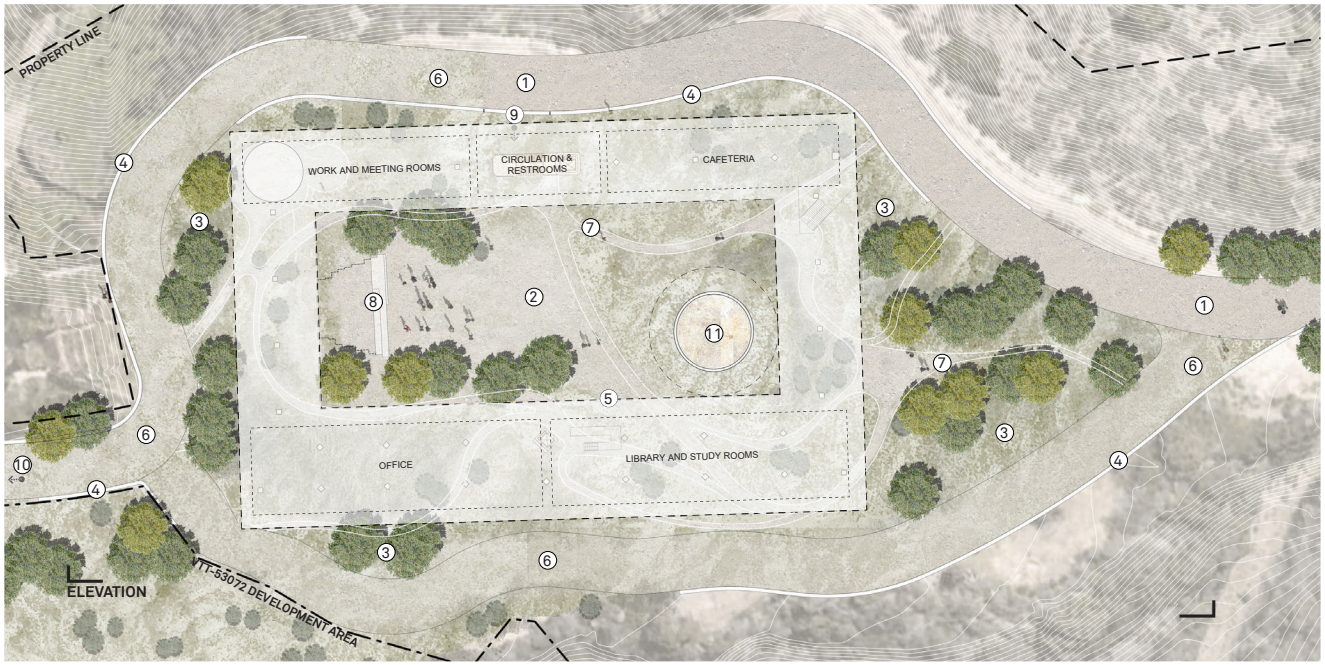
⑦ **SIDEWALK**



KEY PLAN

Figure 5
Conceptual Site Plan—Ridge II

Source: Herzog & de Meuron and Studio-MLA, 2020.



① **INSTITUTE ROAD/ PRIMARY FIRE ACCESS**

② **INTERIOR COURTYARD**

③ **PLANTING AREA**

④ **RETAINING WALL**

⑤ **INSTITUTE BUILDING** (ABOVE)

⑥ **FIRE ACCESS ROAD**

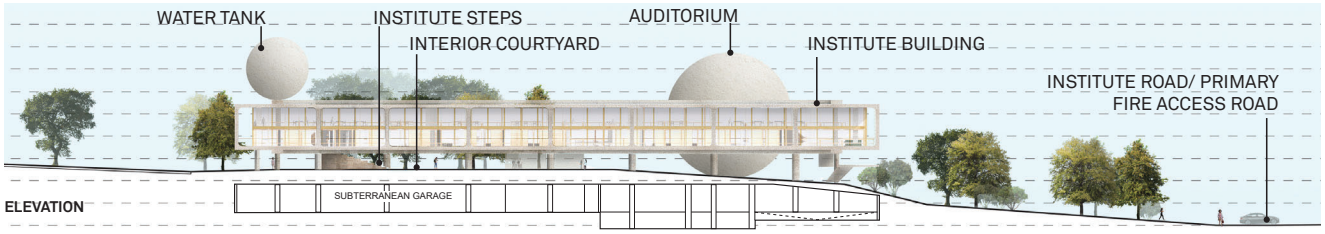
⑦ **PEDESTRIAN PATHWAY**

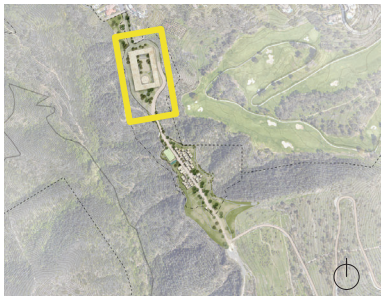
⑧ **INSTITUTE STEPS**

⑨ **BELOW-GRADE GARAGE ENTRY**

⑩ **EMERGENCY FIRE ACCESS** (GATED)

⑪ **AUDITORIUM**



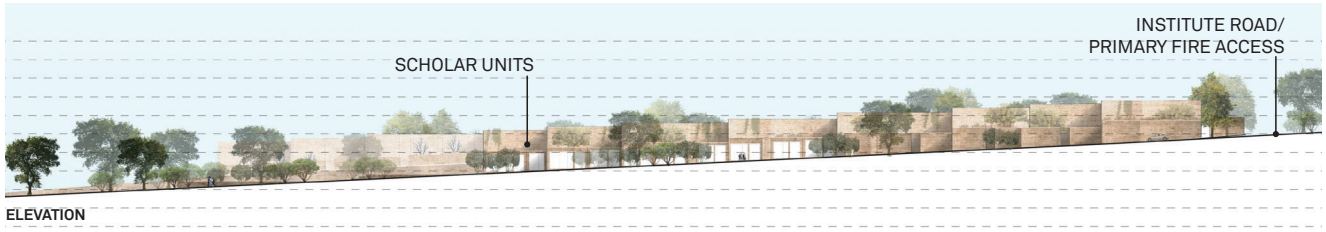


KEY PLAN

Figure 6

Institute Building—Conceptual Site Plan and Cross Section

Source: Herzog & de Meuron and Studio-MLA, 2020.



① INSTITUTE ROAD/ PRIMARY FIRE ACCESS
② SCHOLAR COURTYARD
③ SCHOLAR UNITS MEADOW
④ FITNESS AREA
⑤ TENNIS COURT
⑥ SCHOLAR QUARTERS
⑦ PEDESTRIAN PATHWAY
⑧ SEATING MOMENT
⑨ SCHOLAR UNITS GARDEN
⑩ SCHOLAR TERRACE
⑪ RETAINING WALL
⑫ INSTITUTE GATEHOUSE
⑬ SECOND STORY ABOVE (DASHED LINE)
⑭ FUTURE EXPANSION

KEY PLAN

Figure 7
Scholar Units—Conceptual Site Plan and Cross Section

Source: Herzog & de Meuron and Studio-MLA, 2020.

The duration of temporary scholar residencies would be based on six-week, three-month, and academic year fellowships. Scholar residencies within the Scholar Units generally would be scheduled to coincide with the academic year. In contrast to the scholar residencies, visiting scholars and guests typically would attend the Research Institute for shorter stays associated with specific programs or events. It is assumed that the Scholar Units could be cumulatively occupied year-round by resident scholars, visiting scholars, and/or guests.

Recreational facilities for use by resident scholars and visiting scholars during their time at the Research Institute as well as staff would be located near the Scholar Units and may include such uses as a tennis court, volleyball court, and bocce court; one or more outdoor swimming pools with associated pool garden(s) and changing rooms; and a fitness center with a yoga garden and health club facilities. The indoor recreational facilities would operate 24 hours per day, while the outdoor recreational uses would operate from 6:00 A.M. to 10:00 P.M.

Other Project Components

South of the Scholar Units, near the top of Serpentine Road, an approximately 400-square-foot Gatehouse would control access to the developed portion of Ridge I and the on-site parking areas (discussed below). Art installation(s) may also be located along Ridge I. Additionally, the existing methane monitoring structures and equipment associated with the closed Mission Canyon No. 8 Landfill located near Sepulveda Boulevard are anticipated to remain in place. Also located throughout the Project Site would be mechanical, engineering, and plumbing (MEP) rooms or structures, which would generally have any exposed equipment screened from pedestrian level view. If required by the City of Los Angeles Fire Department (LAFD), an emergency landing area for helicopters may be located on-site for fire-fighting purposes.

An estimated staff of up to 60 people would be present on-site on a near daily basis. These would include staff for office/administration purposes, security, maintenance and custodial needs, grounds keeping, kitchen/catering, etc.[14] Of these daily staff, it is anticipated that four Research Institute employees would reside on-site in the Scholar Units.

Ridge II

Development along Ridge II, located west of Ridge I, would include three Scholar Pavilions of up to 10,000 square feet in size each, for a total of approximately 30,000 square feet. A map of the three sites identified along Ridge II for development of these Scholar Pavilions is provided in Figure 5 on page 18. In accordance with the Specific Plan, these multi-use buildings would have two stories and could include a combination of limited-term scholar living quarters and permitted Research Institute uses, with associated surface and/or garage parking. Art installation(s) may also be located along Ridge II.

3.3.2 Design and Architecture

In terms of design, the Institute Building would consist of a rectangular-shaped structure with a central courtyard and would include a single level raised approximately 12 feet above the courtyard on columns.

[14] It is estimated that up to 45 additional hired catering personnel could be present on-site for concurrent special events.

The ground level would function as an open courtyard where landscaping, gardens, water features, and seating areas would be located. Staircases would lead from the courtyard level to the building interior, which has been designed as a large exterior, covered terrace with a series of enclosed spaces containing the various Research Institute uses. This arrangement would offer both interior and exterior floor area that would be used to house the Berggruen Institute's programs. The building would feature a ceiling height of 20 feet, with some mezzanine levels, and the building roofline would be located approximately 38 feet above the courtyard but would have an LAMC-defined maximum height of 63 feet given the sloping terrain of the Project Site.[15] The auditorium/lecture hall would be housed in a large spherical structure located within the Institute Building courtyard and protruding above the building's roofline. The auditorium/lecture hall sphere would form an architectural element rising approximately 25 feet above the roofline of the building for a total height of 88 feet based on LAMC definitions. A second smaller sphere would be located directly above the Institute Building and would be used as a water storage tank. This smaller sphere would likewise appear as an architectural feature rising 33 feet above the building roofline, representing the tallest element of the building, for an LAMC-defined maximum building height of 96 feet. Due to the sloping nature of the site terrain and with the Institute Building "floating" approximately 12 feet above the courtyard, the building would have a perceived height (i.e., height above the interior courtyard grade, where a pedestrian would stand) of approximately 38 feet at its roofline, with two taller architectural elements. The structure's building materials would include concrete, steel, wood, and glass. Refer to Figure 8 on page 23 for a conceptual view of the Institute Building and Scholar Units in the context of Ridge I and the surrounding hillsides.

The Scholar Units would be located on new finished grades that would follow the slope of the terrain. Composed of one- and two-story buildings, the Scholar Units would have LAMC-defined building heights of 15 and 25 feet, respectively, and some units may potentially have a rooftop terrace. As viewed from the internal access road, individual units would have perceived heights of up to 9 feet (one-story) and 17 feet (two-stories). Structures associated with the nearby recreational uses and the Gatehouse likewise would have a maximum LAMC building height of 15 feet.

3.3.3 Open Space, Firewise Landscaping, and Trails

The proposed landscape plan would be designed to complement both the natural terrain of the Santa Monica Mountains and the setting of the Research Institute. This comprehensive plan would include native and drought-resistant plantings, protect and restore natural vegetation, incorporate on-site water harvesting, and reduce fire hazards. Specific tree species would include coast live oak (*Quercus agrifolia*), California black walnut (*Juglans californica*), and California buckeye (*Aesculus californica*), among others, which have been selected for use to maintain the character of the existing natural landscape, provide distinctive form and function, create focal point areas, and provide privacy and screening. The landscape plan would include extensive tree plantings and would adhere to the fuel

[15] In accordance with LAMC Section 12.03, building heights are defined as the vertical distance above grade measured to the highest point of the roof, structure, or the parapet wall, whichever is highest; grade is defined as the lowest point of elevation of the finished surface of the ground, paving, or sidewalk within the area between the building and a line five feet from the building; within the RE20-zoned portions of the Project Site, Hillside Area Grade is defined as the elevation of the finished or natural surface of the ground, whichever is lower, or the finished surface of the ground established in conformance with a grading plan approved pursuant to a recorded tract or parcel map action. Based on these LAMC definitions and given the sloping terrain within the Project Site, the Institute Building's roofline would measure a maximum of 63 feet in height, although it would appear shorter relative to the elevation of the courtyard.

Figure 8
Conceptual Rendering of Ridge I Development

Source: Herzog & de Meuron and Studio-MLA, 2019.

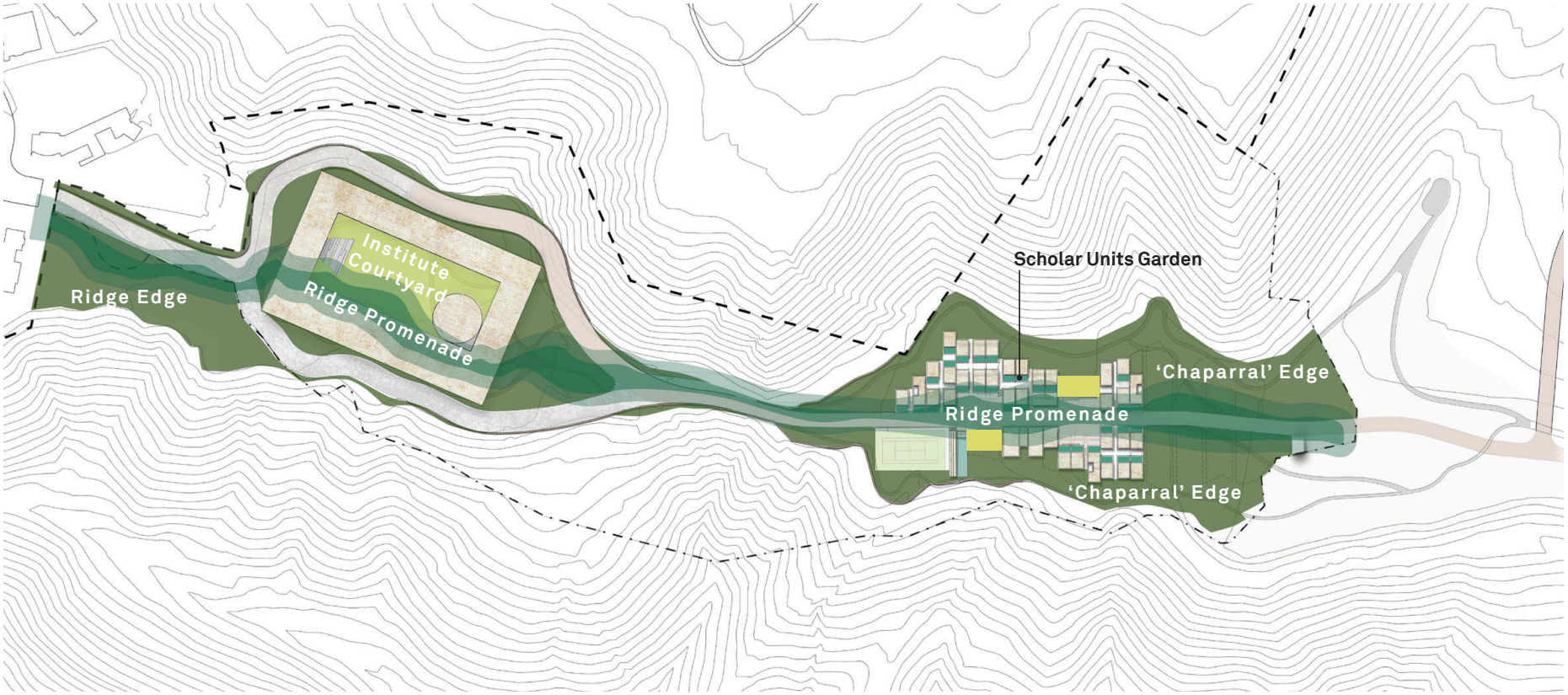
modification plan described below. Figure 9 on page 25 illustrates the landscape zones defined as part of the landscape plan.

The Project Site would encompass four primary landscape areas, each with their own landscape goals and strategies: Ridge I (Institute Building and Scholar Units); Ridge II (Scholar Pavilions); Serpentine Road and the landfill area (restoration and fire protection measures only); and designated open space areas (restoration, public recreation, and fire protection measures only). The selected plant species and layout would respond to the specific needs of each area. For example, Serpentine Road and designated open space areas would include plant species consistent with the existing native vegetation in those areas. Perimeter plantings adjacent to existing off-site single-family residences would incorporate native evergreen species and fast growing shrubs to ensure privacy and screen views of the Project Site.

The Specific Plan also calls for the preservation of 424.4 acres of permanent open space within the Open Space Sub-Area. Within portions of these areas, a comprehensive tree planting program would be undertaken to mitigate Project impacts to protected trees and woodland. More specifically, a tree and woodland resource management plan would be developed to ensure any protected trees, including California black walnut (*Juglans californica*), western sycamore (*Platanus racemosa*), coast live oak (*Quercus agrifolia*), and California bay laurel (*Umbellularia californica*) that are removed are replaced at a minimum 4:1 ratio with 24-inch box trees (minimum 15-gallon trees for California black walnut) of a suitable protected variety, in accordance with the City of Los Angeles Protected Tree Ordinance (LAMC Chapter IV, Article 6) and CEQA requirements (PRC Section 21083.4). All tree plantings would be subject to a five-year monitoring effort by an independent certified arborist. In addition, a riparian habitat restoration plan would be implemented to mitigate any impacts to U.S. Army Corps of Engineers (ACOE)/RWQCB "waters of the U.S./waters of the State" and California Department of Fish and Wildlife (CDFW) jurisdictional streambed. Similarly, a habitat management plan would be developed to address the restoration of jurisdictional waters, as required by ACOE and CDFW, to offset impacts associated with Project development. All on-site mitigation requirements would be fulfilled on and adjacent to the Project Site, as feasible, and any off-site mitigation would be provided at an approved mitigation bank, as appropriate.

The Project Site and portions of the surrounding communities are located in an area that is designated a Very High Fire Hazard Severity Zone at the wildland-urban interface. Consistent with the National Fire Protection Association's (NFPA) Firewise program, the fire safety approach for the Research Institute would provide for the protection of proposed development, while including features to benefit the neighboring communities and fire service personnel charged with protecting the area.[16] In accordance with Very High Fire Hazard Severity Zone requirements, a fuel modification plan would be implemented to provide adequate defensible space and minimize wildfire risks to habitable structures. The fuel modification plan would set forth buffer zones around the proposed structures and would dictate the types of vegetation permitted within the zones. The fuel modification plan would also specify requirements pertaining to landscape irrigation, thinning and removal of brush and dead plant materials, removal of non-native plant species, and maintenance of the buffer zones. One of the primary goals of the fuel modification plan and associated landscaping and irrigation would be to provide adequate defensible space around all potentially combustible structures. Accordingly, routine landscape maintenance would

[16] The NFPA Firewise USA® program teaches communities how to adapt to living with wildfire and encourages neighbors to work together to prevent losses; https://www.nfpa.org/Public-Education/Fire-causes-and-risks/Wildfire/Firewise-USA.



'Chaparral' Edge

REGENERATIVE LANDSCAPE CONNECTING THE RIDGE TO THE SURROUNDING ENVIRONMENT WITH MINIMAL INTERVENTIONS.

Ridge Promenade

CENTRAL TREE PROMENADE PROVIDING PEDESTRIAN SHADE AND A CONNECTIVE RIDGE ELEMENT.

Scholar Units Garden

SIMPLE INTERNAL COURTYARDS FOR QUIET REFLECTION.

Institute Courtyard

NATIVE BOSQUES OF CACTI AND SUCCULENTS INFORMALLY MERGE TO CREATE AN IDENTIFIABLE LANDSCAPE FOR THE INSTITUTE.

Scholar Units Meadow

FLEXIBLE MEADOW LANDSCAPE FOR INDIVIDUAL AND GROUP USE.

Figure 9

Conceptual Landscape Plan—Landscape Zones

Source: Herzog & de Meuron, 2020.

be required per the hazardous vegetation clearance requirements set forth by LAFD. The fuel modification plan would be submitted to LAFD for approval prior to the issuance of Project construction permits. Additional approvals or consents may be required from the Mountains Recreation and Conservation Authority (MRCA), including without limitation, for irrigation, fuel modification, and/or habitat restoration as contemplated by the open space easement agreement and trail easement agreements.

The Specific Plan would require the implementation of strategies designed to mitigate fire safety threats by providing a managed defensible space intended to benefit not only the Project Site and the responding agencies but the neighboring (off-site) areas as well. These strategies could include, but would not necessarily be limited to, a vegetation management plan that would reduce existing non-native species on-site and manage overall fuel quantities, thus improving safety throughout the hillsides and effectively providing fuel breaks. As previously described, the Project would include enhanced water storage resources that could be tapped into by LAFD personnel to manage fires on-site and in the neighboring communities. In-situ fire-fighting tools, such as portable monitor nozzles, would be provided in keeping with LAFD recommendations to facilitate manual fire suppression activities. In addition, improvements to meet LAFD roadway requirements would be made to Serpentine Road such that it could be used as an additional evacuation route for Research Institute guests and staff, as well as Mountaingate residents.

Also as part of the Project, and in accordance with the Trail Easements, the portion of the existing Canyonback Trail that passes through the Project Site would be improved. As previously discussed, this trail begins at a trailhead on Mulholland Drive and continues south to Kenter Avenue in Brentwood. Similarly, the portion of the Riordan/Sycamore Valley Trail passing through the Project Site between Ridges I and II would be improved, extended, and routed to connect to the Canyonback Trail near Ridge II. These and additional trail improvements on the Project Site would allow for continued public trail access and provide connectivity between the Mount Saint Mary's fire road and the broader "Big Wild" network of public trails, which spans more than 20,000 acres of protected wilderness in the Santa Monica Mountains.[17]

3.3.4 Access, Circulation, and Parking

As previously indicated, primary access to the Project Site would be via Serpentine Road, which would be improved to LAFD standards and any other applicable City requirements in order to provide public access to the Research Institute. Gated emergency access to Ridge I would continue to be provided from Stoney Hill Road via Mountaingate Drive. In addition, gated access to Ridge II would be provided from Canyonback Road via Mountaingate Drive.

The Specific Plan would permit a combination of subterranean, structured, and/or surface parking spaces. As illustrated in Figure 6 on page 19, up to 301 parking spaces may be provided in a subterranean garage on Ridge I. As previously discussed, the Gatehouse would be located south of the Scholar Units to manage access and direct visitors to the parking area. In addition, plans include a total of 15 parking spaces at the three Scholar Pavilions on Ridge II, for a sitewide total of 316 parking spaces. During certain special events (discussed below), off-site parking may be utilized, as needed, with shuttle service provided to the Project Site.

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[17] Big Wild is MRCA's name for the 20,000 acres of urban wilderness in the Santa Monica Mountains located outside of formal parklands.

3.3.5 Special Events

Special events may be held within the Institute Building and the Scholar Pavilions, including the Institute Building's interior courtyard. Special events could include, among others, conferences, symposia, programmatic events (e.g., the Berggruen Prize gala), and panel discussions in the auditorium/lecture hall, as well as meetings, workshops, and smaller panel discussions in other meeting rooms. As detailed in the Specific Plan, most events would involve between 12 and 100 guests, and such events could be held on weekdays and weekends between the hours of 8:00 A.M. and 10:00 P.M. All such events would be closed down by 11:00 P.M. However, in the event of large or simultaneous events in multiple spaces on-site, a maximum of 400 people could be in attendance (e.g., 250 guests/scholars in the auditorium/lecture hall and 150 guests/scholars in other meeting rooms on-site). Single events with between 100 and 250 attendees beginning during the evening rush hour (5:00 P.M. and 7:00 P.M.) would be limited to 18 times per year; in addition, concurrent events involving a total of up to 400 attendees could occur three times per year, for an annual total of 21 special events meeting these definitions. Use of the campus facilities for third party events would be prohibited except when conducted in association with educational, cultural, governmental, civic, and/or non-profit organizations who partner with the Berggruen Institute; such events would be subject to the limitations described above. An outdoor amplification system may be used within the Institute Building's interior courtyard and adjacent terraces during special events and would be regulated by the Specific Plan.

3.3.6 Lighting and Signage

Project lighting would include exterior lights at the perimeter of the buildings, along internal roadways and pedestrian pathways, and in the various outdoor gathering areas and gardens on-site, as needed, for aesthetic, security, and wayfinding purposes. In particular, exterior lighting may be introduced along Serpentine Road, which would function as the Project Site's main entry drive. Lighting also would be provided within all parking areas and driveways. All lighting would comply with current energy standards and codes, while providing appropriate light levels for visibility. Light sources would be shielded and/or directed toward intended areas to minimize light spillover to adjacent habitat and surrounding areas and to reduce skyglow.

Project signage would be limited and regulated by the Specific Plan. Signage would consist primarily of general ground-level and wayfinding pedestrian/vehicular signage, building identification signage, and monument entry signage. Signage would be compatible with the Project architecture while respecting the surrounding landscape, and any associated lighting would be kept to the minimum sufficient to provide visibility and interest without creating bright light spots or light spillover.

3.3.7 Site Security

As previously indicated, a Gatehouse positioned south of the Scholar Units would function as a security checkpoint and would manage campus access and parking. Security personnel would be included among the Research Institute staff, and on-site patrols would occur as needed.

3.3.8 Sustainability Features

The Berggruen Institute Project would includesustainability features to minimize water and energy usage, limit grading impacts and topographic changes, and reduce impacts to natural areas and habitat. A

number of specific sustainable design components may be incorporated into the Project, potentially including, but not limited to, the following:

- Integrated multidisciplinary approach to building design to meet or exceed the requirements of LAMC Chapter IX, Article 9 (Los Angeles Green Building Code), the California Green Building Standards Code (California Code of Regulations, Title 24, Part 11; referred to as the CALGreen Code), and the California Building Energy Efficiency Standards (California Code of Regulations, Title 24, Part 6; California Energy Code);
- Concentration of development in previously disturbed areas;
- Utilization of passive heating and cooling strategies to reduce energy consumption;
- Strategic placement of green roofs on Scholar Units buildings to improve insulation and reduce the heat island effect;
- Implementation of a low impact site-wide stormwater harvesting and filtration system to serve irrigation needs;
- Water-efficient plantings with drought-tolerant species;
- Shade trees in open public areas;
- Energy-efficient building lighting, including daylight harvesting and occupancy sensors;
- Fenestration and external shading devices designed for solar orientation;
- Smart building automation systems to control system staging for optimized energy efficiency, given the intermittent but highly variable occupancy on campus;
- Use of recyclable materials for flooring in certain buildings;
- Use of low- of zero-VOC paints and finishes to promote healthy indoor air quality;
- Electric vehicle charging infrastructure; and
- Permeable pavement (e.g., decomposed granite, grasspave) where feasible and appropriate to improve stormwater retention, reduce risk of erosion, and provide natural first filtration of pollutants from storm events.

3.3.9 Future Development

The Specific Plan would allow for future growth to accommodate the Berggruen Institute's programs as they evolve over time. All such growth would occur within the developed areas of the Project Site, namely within the Ridge I and Ridge II Sub-Areas. Specifically, up to 10,000 square feet could be developed within the Institute Building to create additional offices, meeting rooms, and other related facilities. This floor area would be added by creating a second story (mezzanine level) within the double height spaces of the building, thus only involving improvements within the existing building footprint and envelope. Additional Scholar Units totaling 8,000 square feet could be added as infill units, as shown in Figure 10 on page 29. In addition, up to 45,000 square feet could be developed immediately south of the Scholar Units to accommodate future Research Institute uses and programs, as also shown in Figure 10. Collectively,

PHASING DIAGRAM

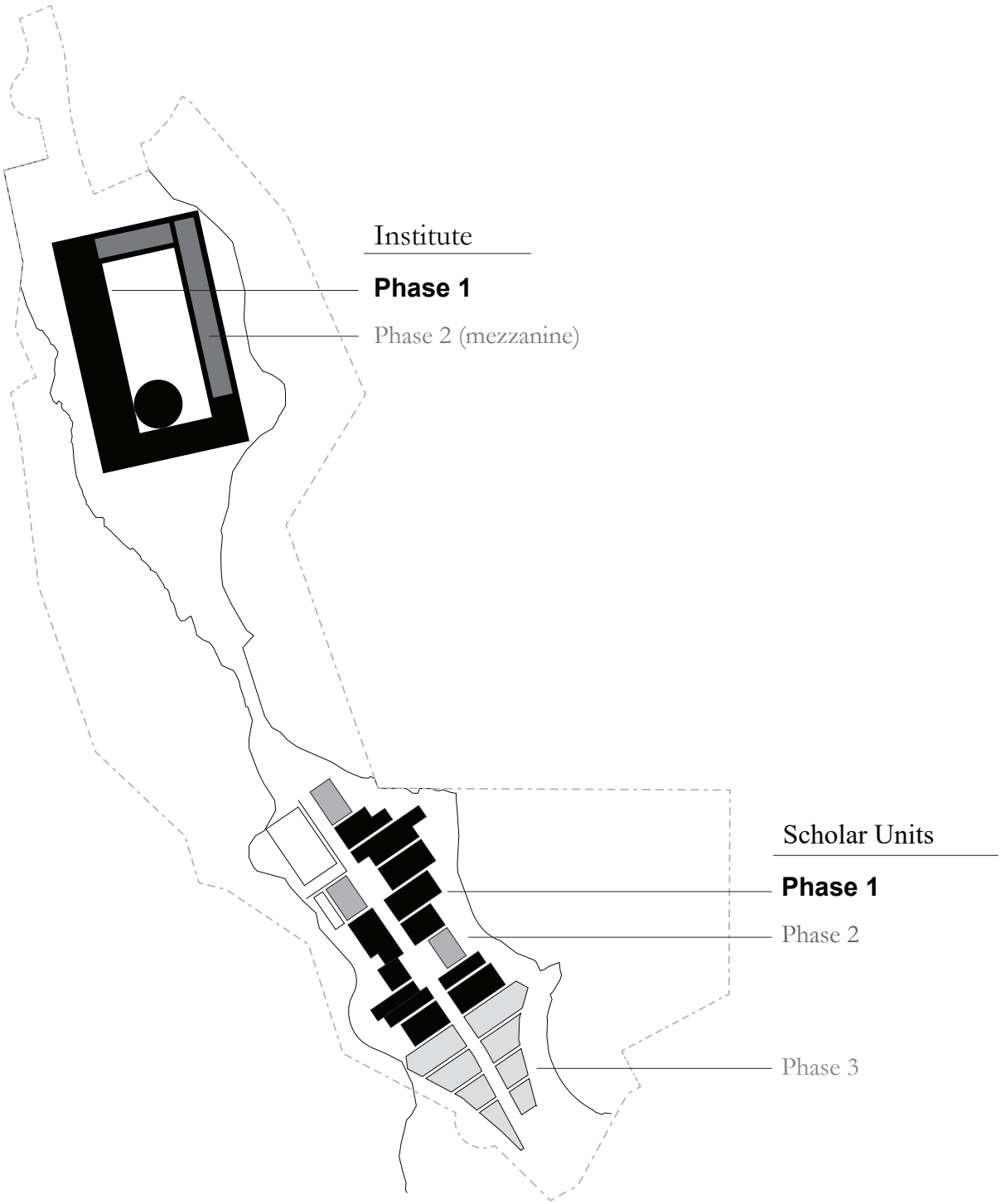

Figure 10
Future Campus Growth

Source: Herzog & de Meuron, 2020.

this growth could accommodate up to 16 additional resident scholars and up to 70 staff within 63,000 square feet of additional floor area.

3.3.10 Anticipated Construction Schedule

Construction of the Project is expected to occur in phases, beginning in 2023 with full buildout in 2028. Construction activities would be limited to hours more restrictive than LAMC requirements; specifically, exterior construction would be permitted between the hours of 7:00 A.M. and 7:00 P.M. Monday through Friday. In addition, exterior construction of the Institute Building and interior construction within enclosed buildings could occur between 8:00 A.M. and 4:00 P.M. on Saturday. No construction would occur on Sunday. Earthwork activities necessary for construction on Ridge I would require an estimated 180,000 cubic yards of cut, with 85,000 cubic yards of fill used within the development area and 95,000 cubic yards of export.[18,19] Construction activities on Ridge II would involve an estimated 20,000 cubic yards of cut, 5,000 cubic yards of fill within the Ridge II development area, and 15,000 cubic yards of export. In addition, a total of up to 30,000 cubic yards of soil import may be necessary for landscaping purposes, as the existing soils on-site may not be suitable for planting. For comparison, the previously approved 2006 Project (VTTM No. 53072) required over four million cubic yards of earthwork. Exported soil materials likely would be disposed of at Calabasas Landfill. The haul route between the Project Site and Calabasas Landfill is anticipated to follow these roadways: Serpentine Road, Sepulveda Boulevard, I-405, US-101, and Lost Hills Road.

3.4 REQUESTED PERMITS AND APPROVALS

The City of Los Angeles has the principal responsibility for approving the Project, including the Berggruen Institute Specific Plan. The list below includes the anticipated requests for approval of this Project. The EIR will analyze impacts associated with the Project and will provide environmental review sufficient for all necessary entitlements and public agency actions associated with it. The discretionary entitlements, reviews, permits, and approvals required to implement the Project may include, but are not necessarily limited to, the following:

- Pursuant to Section 11.5.6 of the LAMC, a General Plan Amendment to establish the Berggruen Institute Specific Plan within theBrentwood–Pacific Palisades Community Plan and to add a Plan Footnote expressly indicating that the Berggruen Institute Specific Plan Zone (BI) and the Berggruen Institute Open Space Zone (BI-OS) are consistent with the Minimum Residential, Very Low I Residential, Public Facilities, and Open Space land use designations.

- Pursuant to Section 12.32 of the LAMC, a Zone Change from the [Q]RE20-1-H, [T][Q]A1-1, and [Q]A1-1 Zones to the Berggruen Institute Specific Plan Zone (BI) and the Berggruen Institute Open Space Zone (BI-OS).

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[18] All earthwork volumes have been adjusted to account for swelling and shrinking.

[19] The development area is defined as the area within the Project grading boundary, including grading associated with improvement of Serpentine Road but excluding the trail connecting Ridges I and II. The sitewide disturbance area within the entire grading boundary would total 36 acres, approximately 24.5 acres of which would be located within the Open Space Easement (16 acres of that would be located within the former landfill area) for purposes of constructing, maintaining, repairing and replacing roadways, utilities, trails, and similar facilities.

- Pursuant to Section 11.5.7 of the LAMC, establish the Berggruen Institute Specific Plan to provide regulatory controls and the systematic execution of the General Plan within the Project Site.

- Pursuant to Section 12.32 of the LAMC, an ordinance to amend LAMC Section 12.04 to add the following to the list of zones: BI—Berggruen Institute Specific Plan and BI-OS—Berggruen Institute Open Space Zone.

- Vesting Tentative Map pursuant to California Government Code Section 66410 *et seq.* (Subdivision Map Act) and LAMC Article 7 for the merger and re-subdivision of the Project Site and the creation of new ground lots.

- LAFD approval of Emergency Helicopter Landing Site (if required).

- Other discretionary and ministerial permits and approvals that may be deemed necessary, including but not limited to temporary street closure permits, grading permits, excavation permits, foundation permits, building permits, and sign permits.

3.5 OTHER PUBLIC AGENCY APPROVALS

As discussed above, the City of Los Angeles is the Lead Agency and will carry out and consider approvals for the Project. In addition, the following agencies are considered Responsible Agencies under CEQA, approval, consents, or permits from whom may be required:

- U.S. Army Corps of Engineers—Section 404 Permit;

- Los Angeles Regional Water Quality Control Board—Section 401 Water Quality Certification;

- California Department of Fish and Wildlife—Section 1602 Streambed Alteration Agreement; and

- Mountains Recreation and Conservation Authority.

4 ENVIRONMENTAL IMPACT ANALYSIS

I. AESTHETICS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Except as provided in Public Resources Code Section 21099, would the project:				
a. Have a substantial adverse effect on a scenic vista?	☒	☐	☐	☐
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☒	☐
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☒	☐	☐	☐
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☒	☐	☐	☐

a. Would the project have a substantial adverse effect on a scenic vista?

Potentially Significant Impact. A scenic vista is a broad view that includes a visual resource(s). The approximately 447-acre Project Site is comprised primarily of undeveloped land, with native and non-native vegetation, areas of former disturbance, limited infrastructure, and fire access roads. Past uses on-site include the closed Mission Canyon No. 8 Landfill site, comprising approximately 50 acres adjacent to Sepulveda Boulevard. The Project Site also includes two undeveloped but previously graded ridgelines, referred to as Ridge I (on the east) and II (on the west), that are highly visible from surrounding areas. There is a third smaller ridge to the northwest.

The Brentwood–Pacific Palisades Community Plan (Community Plan) designates a number of scenic roadways in the Project area, including the adjacent segment of Sepulveda Boulevard (designated as Boulevard II Scenic); Mountaingate Drive (designated as Avenue II Divided Scenic) within the Mountaingate community to the north; Mulholland Drive (designated as a Scenic Parkway) further to the north; and Sunset Boulevard (designated as Avenue I Scenic) to the south.[20] A portion of the Canyonback Trail and Riordan/Sycamore Valley Trail also pass through the Project Site.

[20] Brentwood–Pacific Palisades Community Plan, General Plan Land Use Map, September 2, 2006.

The proposed Specific Plan would allow for the development of the majority of the Research Institute on Ridge I and three additional Scholar Pavilions on Ridge II. As such, Research Institute could be visible within scenic vistas of visual resources. Therefore, further analysis of this topic in the EIR is required to determine the Project's potential effects on scenic vistas, as impacts to scenic vistas would be potentially significant.

b. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

Less Than Significant Impact. As mentioned above, the Community Plan designates a number of scenic roadways in the Project area, including the segment of I-405 to the east; the adjacent segment of Sepulveda Boulevard (designated as Boulevard II Scenic); Mountaingate Drive (designated as Avenue II Divided Scenic) within the Mountaingate community to the north; Mulholland Drive (designated as a Scenic Parkway) further to the north; and Sunset Boulevard (designated as Avenue I Scenic) to the south.[21] However, none of the roadways in the Project area are designated as state scenic highways. As such, further analysis of this topic in the EIR is not required. Impacts would be less than significant.

c. In non-urbanized areas, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Potentially Significant Impact. While the Project Site itself is largely undeveloped, it is located within a partially urbanized area that includes residential and institutional uses, as well as I-405. Development of the Project would change the visual character and quality of public views of the Project Site by introducing the Institute Building and Scholar Units on Ridge I and three additional Scholar Pavilions on Ridge II. Accordingly, further analysis of this topic in the EIR is required to determine the Project's potential effects on the visual character or quality of the Project Site and its surroundings. The analysis will also address whether the Project would conflict with applicable zoning and other regulations governing scenic quality.

d. Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Potentially Significant Impact. As the Project Site is largely undeveloped (other than limited infrastructure), it does not currently include artificial light or glare sources. The Research Institute would introduce new sources of light and potential glare typically associated with educational/institutional uses and associated residential quarters, such as architectural lighting, interior lighting, and security and wayfinding lighting. Therefore, the Project's potential light and glare impacts will be evaluated in the EIR.

II. AGRICULTURE AND FOREST RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts

[21] Brentwood–Pacific Palisades Community Plan, General Plan Land Use Map, September 2, 2006

on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☒	☐	☐	☐
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d. Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

a. Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact. Although the Project Site is largely undeveloped and includes agriculturally zoned land (discussed below), no portion of the Project Site or surrounding area is mapped as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency.[22] On the contrary, the Project Site falls outside of the U.S. Department of Agriculture (USDA) Natural Resources Conservation Service soil survey area and, thus, is not mapped by the California Department of Conservation, Farmland Mapping and Monitoring Program. As such, the Project would not convert designated farmland to non-agricultural use.

[22] California Department of Conservation, California Important Farmland Finder, https://maps.conservation.ca.gov/dlrp/ciff/ accessed September 8, 2020.

No impacts to Prime Farmland, Unique Farmland, or Farmland of Statewide Importance would occur, and no further analysis of this topic in the EIR is required.

b. Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?

Potentially Significant Impact. Portions of the Project Site are zoned [Q]A1-1 (Agriculture Zone, Height District 1) and [T][Q]A1-1 (Agriculture Zone, Height District 1), both of which correspond to Open Space land use designations per the Community Plan. However, no agricultural uses occur on-site, and the Project Site is not enrolled under a Williamson Act Contract.[23] Additionally, the Open Space Sub-Area established under the Specific Plan would allow for substantial arboriculture and open spaces uses consistent with the A1 zoning. For example, the Specific Plan calls for the preservation of 424.4 acres of permanent open space within the Open Space Sub-Area, which largely corresponds to the current A1 zoning. Within portions of these areas, a comprehensive tree planting program would be undertaken to mitigate Project impacts to protected trees and woodland, including California black walnut (*Juglans californica*), western sycamore (*Platanus racemosa*), coast live oak (*Quercus agrifolia*), and California bay laurel (*Umbellularia californica*). Nevertheless, the Project would establish the Berggruen Institute Specific Plan and thus involves a Zone Change for the entire site to the Berggruen Institute Specific Plan Zone (BI) pursuant to LAMC Section 12.32. Accordingly, the Project's potential conflict with existing zoning for agricultural use will be evaluated in the EIR. However, the Project would not conflict with any Williamson Act Contract, and no further analysis of that issue is required.

c. Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

No Impact. Although the Project Site is largely undeveloped and located adjacent to substantial open space, much of the surrounding area is urbanized. The Project Site does not include any mapped forest or timberland.[24] Further, the Project Site is not zoned for timberland or forest land. Therefore, the Project would not rezone forest land or timberland as defined by the Public Resources Code. No impacts to forest land or timberland would occur, and no further analysis of this topic in the EIR is required.

d. Would the project result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. As mentioned above, the Project Site does not include any forest land or timberland. Therefore, the Project would not result in the loss or conversion of forest land. No impacts to forest land would occur, and no further analysis of this topic in the EIR is required.

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[23] In fact, Los Angeles County no longer participates in Williamson Act contracts. Source: California Department of Conservation, The Williamson Act Status Report 2016–2017, www.conservation.ca.gov/dlrp/wa/Documents/stats_reports/2018%20WA%20Status%20Report.pdf, accessed September 8, 2020.

[24] California Department of Forestry and Fire Protection, Fire and Resources Assessment Program, Landcover: California Wildlife Habitat Relationship System Types, https://frap.fire.ca.gov/media/10311/fveg_19_ada.pdf, accessed September 8, 2020.

e. Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

No Impact. Although the Project Site is largely undeveloped and includes agriculturally zoned land, no portion of the Project Site or surrounding area is mapped as designated farmland, and no agricultural uses are present on-site or in the immediate area.[25] As such, the Project would not result in the conversion of farmland to non-agricultural use. No impacts to farmland would occur, and no further analysis of this topic in the EIR is required.

III. AIR QUALITY

Where available, the significance criteria established by the South Coast Air Quality Management District (SCAQMD) may be relied upon to make the following determinations.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	☒	☐	☐	☐
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☒	☐	☐	☐
c. Expose sensitive receptors to substantial pollutant concentrations?	☒	☐	☐	☐
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☒	☐	☐	☐

a. Would the project conflict with or obstruct implementation of the applicable air quality plan?

Potentially Significant Impact. The Project Site is located within the 6,700-square-mile South Coast Air Basin (Basin). Within the Basin, the South Coast Air Quality Management District (SCAQMD) is required, pursuant to the federal Clean Air Act, to reduce emissions of criteria pollutants for which the Basin is in non-attainment (i.e., ozone, particulate matter less than ten microns in size (PM_{10}), particulate matter less than 2.5 microns in size ($PM_{2.5}$), and lead).[26,27] As such, the Project would be subject to the SCAQMD's 2016 Air Quality Management Plan (AQMP). The AQMP contains a comprehensive list of pollution

[25] California Department of Conservation, California Important Farmland Finder, https://maps.conservation.ca.gov/dlrp/ciff/, accessed September 8, 2020.

[26] While the Basin is designated as in Attainment of the federal 24-hour PM_{10} standard, it remains in Non-Attainment of the state PM_{10} standards.

[27] Lead has a Partial Nonattainment designation for the Los Angeles County portion of the Basin only.

control strategies directed at reducing emissions and achieving ambient air quality standards. These strategies are developed, in part, based on regional population, housing, and employment projections prepared by the Southern California Association of Governments (SCAG). SCAG is the regional planning agency for Los Angeles, Orange, Ventura, Riverside, San Bernardino and Imperial Counties, and addresses regional issues relating to transportation, the economy, community development, and the environment.[28] With regard to future growth, SCAG has prepared the 2016–2040 Regional Transportation Plan/Sustainable Communities Strategy (2016–2040 RTP/SCS), which provides population, housing, and employment projections for cities under its jurisdiction. The growth projections in the 2016–2040 RTP/SCS are based on growth projections in local general plans for jurisdictions in SCAG's planning area.

Construction, grading, and operation of the Project may result in an increase in stationary and mobile source air emissions. As a result, development of the Research Institute could have an adverse effect on the SCAQMD's implementation of the AQMP. Therefore, further analysis of this topic in the EIR is required to determine the Project's consistency with the SCAQMD's AQMP.

b. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

Potentially Significant Impact. As discussed above, Project construction and operation would emit air pollutants in the Basin, which is currently in non-attainment of federal and state air quality standards for ozone, PM_{10}, $PM_{2.5}$, and lead. Therefore, implementation of the Project could potentially contribute to air quality impacts, which could cause a cumulative impact when combined with other existing and future emission sources in the Project area. As such, further analysis of this topic in the EIR is required to determine the Project's potential to result in cumulatively considerable impacts from criteria pollutants.

c. Would the project expose sensitive receptors to substantial pollutant concentrations?

Potentially Significant Impact. As discussed above, the Project could result in increased air pollutant emissions from the Project Site during construction (short-term) and operation (long-term). Sensitive receptors located in the vicinity of the Project Site include nearby residential uses, which may be exposed to substantial pollutant concentrations. Therefore, further analysis of this topic in the EIR is required to determine the Project's potential to result in exposure of sensitive receptors to substantial pollutant concentrations.

d. Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Potentially Significant Impact. While Project construction and operational activities have the potential to result in other emissions, including those that may lead to odors, compliance with relevant permit requirements typically reduce such emissions and odors to an acceptable level. However, given the presence of the closed Mission Canyon No. 8 Landfill within the Project Site, objectionable odors could occur. Therefore, an analysis of existing and potential emissions and odors will be included in the EIR.

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[28] SCAG serves as the federally-designated metropolitan planning organization (MPO) for the Southern California region.

IV. BIOLOGICAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☒	☐	☐	☐
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☒	☐	☐	☐
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☒	☐	☐	☐
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☒	☐	☐	☐
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☒	☐	☐	☐
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☒	☐	☐	☐

a. Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Potentially Significant Impact. While portions of the Project Site have been previously disturbed, the majority of the Project Site is undeveloped. The Project Site includes both native and non-native vegetation, and several drainage features that fall under the jurisdiction of the California Department of Fish and Wildlife (CDFW) and/or U.S. Fish and Wildlife Service (USFWS) also exist on-site. Therefore, the EIR will address the potential for Project development to have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special status species.

b. Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Potentially Significant Impact. As discussed above, the Project Site includes native and non-native vegetation and several drainage features that fall under the jurisdiction of the CDFW and/or USFWS. Accordingly, riparian habitat or other sensitive natural communities may exist on-site. Therefore, the EIR will address the potential for Project development to have a substantial adverse effect on a riparian habitat or other sensitive natural community.

c. Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Potentially Significant Impact. As discussed above, the Project Site includes native and non-native vegetation and several drainage features that fall under the jurisdiction of the CDFW and/or USFWS. As such, wetlands (as defined by Clean Water Act Section 404) may exist on-site. Therefore, the EIR will evaluate the Project's potential to have a substantial adverse effect on federally or State-protected wetlands and waters of the U.S./waters of the State.

d. Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Potentially Significant Impact. A variety of parklands that may allow for wildlife movement are located to the north and west of the Project Site, including Mandeville Canyon Park, Westridge-Canyonback Wilderness Park, and Topanga State Park further to the west. Additionally, the majority of the Project Site is undeveloped, and native and non-native vegetation, as well as drainage features, exist on-site which may be used by wildlife. Therefore, the EIR will address the potential for the Project to interfere substantially with the movement of native residential or migratory fish or wildlife species or with established native resident or migratory wildlife corridors and/or impede the use of native wildlife nursery sites.

e. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (e.g., oak trees or California walnut woodlands)?

Potentially Significant Impact. The City of Los Angeles Protected Tree Ordinance (LAMC Chapter IV, Article 6) regulates the relocation and removal of all Southern California native oak trees (excluding scrub oak), California black walnut trees, Western sycamore trees, and California Bay trees of at least four inches in diameter at breast height. As the Project Site includes a number of native ordinance-sized trees, some of which may be removed as part of development of the Research Institute, the EIR will evaluate whether the Project would significantly impact oak woodlands or affect oak or other unique native trees. In addition, Project consistency with applicable goals and policies regarding conservation and the protection of biological resources, such as those set forth in the General Plan Conservation Element, will be evaluated.

f. Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Potentially Significant Impact. The Santa Monica Mountains Comprehensive Plan, adopted by the State in 1979, is intended to guide land use within the Santa Monica Mountains in a manner that protects the natural environment. As the Project Site is located within the Santa Monica Mountains, Project consistency with applicable policies, including relevant habitat conservation measures, will be evaluated in the EIR.

V. CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	☐	☐	☐	☒
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	☒	☐	☐	☐
c. Disturb any human remains, including those interred outside of dedicated cemeteries?	☒	☐	☐	☐

a. Would the project cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?

No Impact. CEQA Guidelines Section 15064.5 defines a historic resource as a resource that is: (1) listed in or determined to be eligible for listing in the California Register of Historical Resources (California Register); (2) included in a local register of historical resources (pursuant to Public Resources Code Section 5020.1(k)); or (3) identified as significant in an historical resources survey (meeting the criteria in Public Resources Code Section 5024.1(g)). Additionally, any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be historically significant if the resource meets the criteria for listing on the California Register. The California Register automatically includes all properties listed in the National Register of Historic Places (National Register) and those formally determined to be eligible for listing in the National Register. The local register of historical resources is managed by the Los Angeles Office of Historic Resources, which operates SurveyLA, a comprehensive program to identify significant historic resources throughout the City.

As previously indicated, the Project Site is comprised primarily of undeveloped land. Existing site improvements are limited to infrastructure for landfill gas (methane) capture and a flare system associated with the closed Mission Canyon No. 8 Landfill site, fire access roads, and concrete terrace drains located throughout some of the on-site slopes. In addition, a 3.3-million-gallon water tank operated by the

Los Angeles Department of Water and Power (LADWP) is located adjacent to Ridge II, and a LADWP power line traverses the western portion of the Project Site. However, these uses are not part of the Project Site. Accordingly, the Project Site does not contain any resources that are listed on the National Register, California Register, or other local lists of historic resources. No impact to a historical resource as defined in CEQA Section 15064.5 would occur, and no further evaluation of this issue in an EIR is required.

b. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to State CEQA Guidelines §15064.5?

Potentially Significant Impact. CEQA Guidelines Section 15064.5(a)(3)(D) defines archaeological resources as any resource that "has yielded, or may be likely to yield, information important in prehistory or history." Archaeological resources are features, such as tools, utensils, carvings, fabric, building foundations, etc., that document evidence of past human endeavors and that may be historically or culturally important to a significant earlier community. Although portions of the Project Site have been previously disturbed, the majority of the site remains undeveloped/undisturbed. The Project would require grading, excavation, and other construction activities at depths that could have the potential to disturb existing but undiscovered archaeological resources. Thus, further analysis of this issue in an EIR is required.

c. Would the project disturb any human remains, including those interred outside of dedicated cemeteries?

Potentially Significant Impact. As discussed above, the majority of the Project Site is undeveloped/ undisturbed. Although traditional burial sites are not known to exist on-site, the Project would require excavation at depths greater than have previously occurred, which could have a potential to uncover human remains. Further analysis of this issue in an EIR will be provided.

VI. ENERGY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☒	☐	☐	☐
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☒	☐	☐	☐

a. Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Potentially Significant Impact. The proposed Specific Plan would allow for the development of the majority of the Research Institute campus on Ridge I and three additional Scholar Pavilions on Ridge II. The proposed uses would generate demand for electricity and natural gas services provided by LADWP and the Southern California Gas Company, respectively. While development of the Research Institute is not anticipated to cause wasteful, inefficient, or unnecessary consumption of energy resources, further analysis of the Project's use of energy resources will be provided in the EIR.

b. Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Potentially Significant Impact. First established in 2002 under Senate Bill 1078, California's Renewable Portfolio Standards require retail sellers of electric services to increase procurement from eligible renewable energy resources to 33 percent of total retail sales by 2020.[29] LADWP provides electrical service throughout the City and many areas of the Owens Valley. LADWP generates power from a variety of energy sources, including hydropower, coal, gas, nuclear sources, and renewable resources, such as wind, solar, and geothermal sources. In accordance with Senate Bill X1 2, LADWP is required to procure at least 33 percent of its energy portfolio from renewable sources by 2020. This requirement increases to at least 50 percent by 2030 pursuant to SB 350.

Regarding energy efficiency, the California Building Energy Efficiency Standards for Residential and Nonresidential Buildings (California Code of Regulations, Title 24, Part 6) were adopted to ensure that building construction, system design, and installation achieve energy efficiency and preserve outdoor and indoor environmental quality. The current California Building Energy Efficiency Standards are the 2019 Title 24 standards, which became effective on January 1, 2020.[30] The 2019 Title 24 standards include efficiency improvements to the residential standards for attics, walls, water heating, and lighting, as well as the introduction of photovoltaic (solar) system requirements, and efficiency improvements to the non-residential standards include alignment with the American Society of Heating and Air-Conditioning Engineers *(*ASHRAE) 90.1 2017 national standards.[31]

The Project Site does not include any renewable energy sources used by LADWP. In addition, the Research Institute would be designed and constructed to incorporate environmentally sustainable building features and construction protocols required by the Los Angeles Green Building Code and CALGreen. While the Project would not be anticipated to conflict with or obstruct a state or local plan for renewable energy or energy efficiency, the Project's compliance with LADWP's plans for renewable energy, as well as compliance with California Building Energy Efficiency Standards, will be further evaluated in the EIR.

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29 California Public Utilities Commission, California Renewables Portfolio Standard (RPS), www.cpuc.ca.gov/RPS_Homepage/, accessed September 8, 2020.

30 California Energy Commission, 2019 Building Energy Efficiency Standards, www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiency-standards/2019-building-energy-efficiency, accessed September 8, 2020.

31 California Energy Commission, 2019 Building Energy Efficiency Standards for Residential and Nonresidential Buildings, December 2018, available at ww2.energy.ca.gov/2018publications/CEC-400-2018-020/CEC-400-2018-020-CMF.pdf, accessed September 8, 2020.

VII. GEOLOGY AND SOILS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii. Strong seismic ground shaking?	☒	☐	☐	☐
iii. Seismic-related ground failure, including liquefaction?	☒	☐	☐	☐
iv. Landslides?	☒	☐	☐	☐
b. Result in substantial soil erosion or the loss of topsoil?	☒	☐	☐	☐
c. Be located on a geologic unit that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☒	☐	☐	☐
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☒	☐	☐	☐
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☒	☐	☐	☐

a. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

Less Than Significant Impact. Fault rupture is defined as the displacement that occurs along the surface of a fault during an earthquake. Based on criteria established by the California Geological Survey (CGS), faults can be classified as active, potentially active, or inactive. Active faults may be designated

as Earthquake Fault Zones under the Alquist-Priolo Earthquake Fault Zoning Act, which includes standards regulating development adjacent to active faults. In addition, the City designates Fault Rupture Study Zones on each side of active and potentially active faults to establish areas of hazard potential.

The Project Site is not located within an Earthquake Fault Zone pursuant to the Alquist-Priolo Earthquake Fault Zoning Act, and no known active faults cross the Project Site.[32] Additionally, the Project Site is not located in a City of Los Angeles Preliminary Fault Rupture Study Area.[33] Therefore, no further analysis of this issue is required.

ii. Strong seismic ground?

Potentially Significant Impact. The Project Site is located within the seismically active Southern California region and, in particular, within a few miles of several active faults and fault systems, including the Newport-Inglewood Fault Zone to the south southeast, the Santa Monica Fault to the south, and the Hollywood Fault to the east.[34] As such, the Project Site could be subject to periodic seismic ground shaking, including events of a notable magnitude. Thus, an analysis of potential seismic ground shaking impacts associated with the Project will be included in the EIR.

iii. Seismic-related ground failure, including liquefaction?

Potentially Significant Impact. Portions of Project Site have been mapped as susceptible to liquefaction and seismically-induced landslides, although no development is planned in areas susceptible to liquefaction. Thus, the EIR will address the potential for impacts associated with seismic-related ground failure, including liquefaction, to occur on the Project Site.

iv. Landslides?

Potentially Significant Impact. As indicated above, portions of Project Site have been mapped as susceptible to landslides. Thus, the EIR will address the potential for impacts associated with landslides to occur on-site.

b. Would the project result in substantial soil erosion or the loss of topsoil?

Potentially Significant Impact. Development of the Project would require grading, excavation, and other construction activities, including on slopes, that have the potential to disturb existing soils and expose soils to rainfall and wind, thereby potentially resulting in soil erosion. Thus, potential impacts associated with soil erosion and loss of topsoil will be addressed in the EIR.

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[32] City of Los Angeles Department of City Planning, ZIMAS, Parcel Profile Report, http://zimas.lacity.org, accessed September 8, 2020.

[33] City of Los Angeles Department of City Planning, ZIMAS, Parcel Profile Report, http://zimas.lacity.org, accessed September 8, 2020.

[34] Amec Foster Wheeler, Draft Report of Geotechnical Evaluation for the Environmental Impact Report, October 27, 2017.

c. Would the project be located on a geologic unit that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

Potentially Significant Impact. The Project Site is not located within an area of known subsidence associated with petroleum or groundwater withdrawal, peat oxidation, or hydrocompaction. However, portions of the Project Site may be underlain by soils and/or landfill materials that are unstable or that could become unstable due to ground shaking. Additionally, as stated above, portions of the Project Site are susceptible to seismically-induced landslides and liquefaction. Thus, the EIR will address the potential for impacts associated with unstable geologic units or soils.

d. Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

Potentially Significant Impact. Expansive soils contain materials, such as clay, which are capable of absorbing water. These soils can increase in volume with the addition of water and shrink when dry, which can damage structures. The expansion potential of the materials at the Project Site is low to medium; however, local silts and clays could have high expansion potential and could shrink and swell with variations in moisture content.[35] As such, this issue will be addressed in the EIR.

e. Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

No Impact. The Project Site is located within a community served by existing sewer infrastructure. The Research Institute' wastewater flows would be accommodated via connections to the existing wastewater system. As such, the Project would not require the use of septic tanks or alternative wastewater disposal systems and would not result in impacts related to the ability of soils to support septic tanks or alternative wastewater disposal systems. Therefore, no impacts related to the use of septic tanks would occur, and no further analysis of this topic in the EIR is required.

f. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Potentially Significant Impact. Paleontological resources are the fossilized remains of organisms that have lived in a region in the geologic past and whose remains are found in the accompanying geologic strata. This type of fossil record represents the primary source of information on ancient life forms, since the majority of species that have existed on earth from this era are extinct. Although portions of the Project Site have been previously disturbed, the majority of the Project Site remains undeveloped/ undisturbed. Development of the Research Institute would require grading, excavation, and other construction activities at depths that could have the potential to disturb existing but undiscovered paleontological artifacts. Therefore, the EIR will provide an analysis of the Project's potential impacts to paleontological resources.

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[35] Amec Foster Wheeler, Draft Report of Geotechnical Evaluation for the Environmental Impact Report, October 27, 2017.

VIII. GREENHOUSE GAS EMISSIONS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☒	☐	☐	☐
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☒	☐	☐	☐

a. Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Potentially Significant Impact. Gases that trap heat in the atmosphere are called greenhouse gases (GHG) since they have effects that are analogous to the way in which a greenhouse retains heat. GHGs are emitted by both natural processes and human activities. The accumulation of GHGs in the atmosphere regulates earth's temperature. The State of California has undertaken initiatives designed to address the effects of GHG emissions and establish targets and emission reduction strategies for GHG emissions in California. As the Project's construction and operational activities would generate GHG emissions, further analysis in the EIR is required to determine the Project's potential impacts related to GHG emissions.

b. Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Potentially Significant Impact. As the Project has the potential to emit GHG emissions, further analysis of this topic in the EIR is required to identify Project-related emissions and associated emission reduction strategies to determine whether the Project would conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHG (e.g., Assembly Bill 32, Senate Bill 32, City of Los Angeles Green New Deal, etc.).

IX. HAZARDS AND HAZARDOUS MATERIALS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☒	☐	☐	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☒	☐	☐	☐
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment?	☒	☐	☐	☐
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☒	☐
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☒	☐	☐	☐
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☒	☐	☐	☐

a. Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Potentially Significant Impact. Construction activities would require the temporary use of potentially hazardous materials, including vehicle fuels, oils, transmission fluids, paint, adhesives, surface coatings and other finishing materials, cleaning solvents, and pesticides. During operation, on-site storage and the use of limited quantities of potentially hazardous materials, such as cleaning supplies, paints, pesticides, and fuels, may occur. All potentially hazardous materials would be used, stored, and disposed of in accordance with the manufacturer's specifications and applicable federal, state, and local regulations. In addition, asbestos-containing materials and/or lead-based paint could potentially be present within the infrastructure associated with the closed Mission Canyon No. 8 Landfill. Thus, the potential for the Project to create a significant hazard through the routine transport, storage, production, use, or disposal of hazardous materials will be addressed in the EIR.

b. Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Potentially Significant Impact. According to the California Geologic Energy Management Division (CalGEM), the Project Site is not located within an active or abandoned oil field; in addition, oil wells have not been mapped near the site.[36] However, based on a review of the National Pipeline Mapping system website, a hazardous liquid pipeline appears to be located along Sepulveda Boulevard adjoining, and possibly beneath, the eastern portion of the Project Site.[37] The closed Mission Canyon No. 8 Landfill located on-site has been identified as a recognized environmental condition (REC). In addition, methane gas exists beneath portions of the Project Site due to the closed landfill and is not considered an REC but warrants further scrutiny to ensure appropriate regulatory compliance and mitigation, as necessary. No other RECs are known to exist on-site. Given the presence of such conditions on-site, further analysis in the EIR is required to determine the Project's potential impacts with respect to reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

c. Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Less Than Significant Impact. There are no existing school sites located within a 0.25-mile radius of the Project Site. The nearest schools include Community Magnet Charter School, located at 11301 Bellagio Road approximately 0.9 mile to the southeast; Kentor Canyon Elementary Charter, located at 645 Kentor Avenue approximately 1.4 mile to the south; and Berkley Hall Elementary School, Westland Elementary School, Mirman Elementary School, and Curtis Elementary School, which are all located within the institutional corridor along Mulholland Drive, roughly 1.5 to 2.0 miles to the north and northeast. As discussed above, Project construction would involve the temporary use of potentially hazardous materials, including vehicle fuels, paints, oils, and transmission fluids. Additionally, Project operation would involve the limited use of hazardous materials typically used in the maintenance of institutional uses, such as cleaning solutions, solvents, pesticides for landscaping, painting supplies, and petroleum products. All potentially hazardous materials would be used, stored, and disposed of in accordance with manufacturers' specifications and in compliance with applicable federal, state, and local regulations. As such, the use of such materials would not create a significant hazard to nearby schools. Therefore, impacts related to hazards to nearby existing schools would be less than significant, and no further analysis of this topic in the EIR is required.

d. Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment?

Potentially Significant Impact. The Project Site appears on numerous regulatory databases associated with operation of the closed Mission Canyon No. 8 Landfill.[38] In addition, a number of properties in the surrounding area are listed on various environmental databases. Therefore, further evaluation of this issue in an EIR is required.

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[36] Effective January 1, 2020, California's regulatory entity for oil, gas, and geothermal production, previously known as the California Division of Oil, Gas and Geothermal Resources (DOGGR), is now the California Geologic Energy Management Division (CalGEM).

[37] Amec Foster Wheeler, Phase I Environmental Site Assessment, June 12, 2017.

[38] Amec Foster Wheeler, Phase I Environmental Site Assessment, June 12, 2017.

e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

Less Than Significant Impact. The Project Site is not located within an airport land use planning area or within two miles of a public or public use airport. The nearest airports are the Van Nuys Airport, located approximately 6 miles north of the Project Site; Santa Monica Municipal Airport (scheduled to close in 2028), located approximately 6 miles southeast of the Project Site; and Los Angeles International Airport, located approximately 10 miles to the southeast. A Detailed Obstacle Analysis Report, provided in Appendix IS-1 of this Initial Study, was prepared by Hughes Aerospace Corporation and determined that Project development would not pose an obstruction to aircraft. Therefore, less-than-significant impacts related to safety hazards or excessive noise in proximity to an airport would occur, and no further analysis of this topic in the EIR is required.

f. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Potentially Significant Impact. Primary access to the Project Site would be provided from Sepulveda Boulevard, with gated emergency access via Stoney Hill Road and North Canyonback Road. Development of the Project would not result in the temporary or permanent closure of Sepulveda Boulevard or any other surrounding streets in the vicinity. While it is expected that the majority of Project construction activities would be confined on-site, short-term construction activities (e.g., utility connections, driveway improvements) may temporarily affect access on portions of the adjacent street rights-of-way during limited periods of the day. In addition, the Specific Plan would require the provision of adequate emergency access and compliance with LAFD access requirements, although the Research Institute may generate additional traffic in the vicinity which could affect emergency response. It is also noted that the Project may include an emergency landing area for helicopters if requested by LAFD. As such, further analysis of this issue in an EIR is required.

g. Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

Potentially Significant Impact. The Project Site includes areas that have been designated by LAFD as a Very High Fire Hazard Severity Zone, which potentially could expose people or structures to wildfire risks. Thus, the EIR will address potential impacts related to wildland fires and development within a Very High Fire Hazard Severity Zone.

X. HYDROLOGY AND WATER QUALITY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☒	☐	☐	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☒	☐	☐	☐
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i. Result in substantial erosion or siltation on- or off-site;	☒	☐	☐	☐
ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	☒	☐	☐	☐
iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☒	☐	☐	☐
iv. impede or redirect flood flows?	☐	☐	☐	☒
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☒	☐	☐	☐

a. Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Potentially Significant Impact. During precipitation events, earthwork activities would have the potential to result in minor soil erosion from grading and soil stockpiling, subsequent siltation, and conveyance of other pollutants into municipal storm drains. In addition, Project implementation and the introduction of new land uses could affect the quality of stormwater runoff, which may substantially degrade surface or groundwater quality. Therefore, further analysis of this issue in an EIR is required.

b. Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Potentially Significant Impact. With the development of new buildings, the Project is anticipated to result in a decrease in pervious surfaces. Thus, the potential exists for existing percolation of rainwater and irrigation water into the water table to be diminished, which may decrease groundwater supplies, and, as such, the Project could interfere with groundwater recharge. Therefore, further analysis of this issue in an EIR is required.

c. Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

i. result in substantial erosion or siltation on- or off-site;

Potentially Significant Impact. Several drainage channels exist on-site and may be affected by Project development. In addition, the Project would introduce new impervious surfaces to the Project Site and may alter existing drainage patterns. Thus, the potential for the Project to alter drainage patterns in a manner that could result in erosion or siltation will be addressed in the EIR.

ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;

Potentially Significant Impact. Several drainage channels exist on-site and may be affected by Project development. In addition, the Project would introduce new impervious surfaces to the Project Site and may alter existing drainage patterns. Thus, the potential for the Project to alter drainage patterns or increase surface runoff in a manner that could result in flooding will be addressed in the EIR.

iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or

Potentially Significant Impact. As discussed above, the Project would introduce new impervious surfaces and new land uses to the Project Site. As such, the potential for the Project to create or contribute runoff that could exceed the capacity of stormwater systems or provide substantial additional sources of polluted runoff will be addressed in the EIR.

iv. impede or redirect flood flows?

No Impact. The Project Site is not located within a 100-year or 500-year floodplain as mapped by the Federal Emergency Management Agency (FEMA) or the City of Los Angeles or within a flood control basin or a potential inundation area as designated in the General Plan Safety Element.[39] The nearest reservoir is the Encino Reservoir located approximately 3 miles north of the Project Site, and the inundation path of this reservoir flows to the north, away from the Project Site. Further, development of the Research Institute would be concentrated on or near ridgelines, which would not be subject to flooding. As such, impacts related to flooding would be less than significant, and no further analysis of this topic in the EIR is required.

d. In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?

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[39] Los Angeles General Plan Safety Element, Exhibit F, 100-Year & 500-Year Flood Plain, page 57; and Exhibit G, Inundation & Tsunami Hazard Areas, page 59 (November 1996).

No Impact. As discussed above, the Project Site is not located within a flood control basin or a potential inundation area. The nearest reservoir is the Encino Reservoir located approximately 3 miles north of the Project Site. The inundation path of this reservoir flows to the north, away from the Project Site.

A tsunami is a great sea wave, commonly referred to as a tidal wave, produced by a significant undersea disturbance such as tectonic displacement associated with large, shallow earthquakes. The Project Site is approximately 5 miles northeast of the Pacific Ocean, and, thus, it is not located in an area potentially impacted by a tsunami.[40]

A seiche is an oscillation of a body of water in an enclosed or semi-enclosed basin, such as a reservoir, harbor, lake, or storage tank. There are no enclosed or semi-enclosed water bodies located on-site. Therefore, no flood, tsunami, or seiche events are expected to impact the Project Site. Accordingly, no impacts related to the release of pollutants due to inundation would occur, and no further analysis of this topic in the EIR is required.

e. Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Potentially Significant Impact. The Los Angeles Regional Water Quality Control Board's (LARWQCB) Water Quality Control Plan for the Los Angeles Region (Basin Plan) establishes guidelines for all municipalities and other entities that use water and/or discharge into the Santa Monica Bay.[41] The Project Site is not, however, located within a groundwater basin or within the boundaries of a Groundwater Sustainability Agency.[42] Nonetheless, as discussed above, given the Project's potential to affect water quality and groundwater recharge on-site, further analysis of this issue in an EIR is required.

XI. LAND USE AND PLANNING

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Physically divide an established community?	☐	☐	☒	☐
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☒	☐	☐	☐

40 Ibid.

41 Water Quality Control Plan, Los Angeles Region, Basin Plan for the Coastal Watersheds of Los Angeles and Ventura Counties, California Regional Water Quality Control Board Los Angeles Region 4 (adopted June 1994, amended December 2010).

42 California Department of Water Resources, GSA Map Finder, https://sgma.water.ca.gov/webgis/index.jsp?appid=gasmaster&rz=true, accessed September 8, 2020.

a. Would the project physically divide an established community?

Less Than Significant Impact. The Project Site is located immediately west of Sepulveda Boulevard and I-405 in the Brentwood–Pacific Palisades Community Plan area of the City. Land uses surrounding the Project Site comprise a mix of residential, park/open space, and institutional uses, including MountainGate Country Club and the associated residential community to the immediate north; the Bel Air Crest gated community east of I-405; Mount Saint Mary's University (Chalon Campus) and vacant land, including the northernmost extensions of the Getty Center property to the south; and vacant land and residential uses along and just off of Mandeville Canyon Road to the west. In addition to Getty View Park/Trail to the east across I-405, a variety of parklands are located to the north and west, including Mandeville Canyon Park, Westridge-Canyonback Wilderness Park, and Topanga State Park further to the west. A number of other cultural, educational, research, and institutional uses also are located in the general Project vicinity, including the Getty Center and Leo Baeck Temple to the south, and Skirball Cultural Center, Milken Community High School, Berkeley Hall School, Mirman School, Westland School, Bel Air Presbyterian Church, Curtis School, and American Jewish University to the north generally along Mulholland Drive. Each of these surrounding uses represent distinct land uses and properties with their own clear physical, cultural, and planning identities.

The Project Site itself is comprised primarily of undeveloped land although portions of the Project Site have been previously disturbed. Existing site improvements are limited to infrastructure for landfill gas (methane) capture and a flare system associated with the closed Mission Canyon No. 8 Landfill site, fire access roads, and concrete terrace drains located throughout some of the on-site slopes. In addition, a 3.3-million-gallon water tank operated by LADWP is located adjacent to Ridge II, and a LADWP power line traverses the western portion of the Project Site, but these uses are not part of the Project Site. A number of easements and covenants exist within the Project Site, primarily for ingress/egress and utility lines.

The Project Site was previously the subject of an Environmental Impact Report (EIR) regarding the last phase of development associated with the Mountaingate community (EIR No. 99-3251-SUB; SCH No. 2003071197), which was proposed by Castle & Cooke California, Inc. and approved by the City in 2006. That project consisted of 29 single-family homes and associated private streets on approximately 25.4 acres on Stoney Hill ridge (Ridge I) and Canyonback ridge (Ridge II).[43] Approval of that project involved the approval of Vesting Tentative Tract Map (VTTM) No. 53072, a General Plan Amendment and vesting zone change, as well as other discretionary permits and approvals. The Final Subdivision Map associated with the 2006 Project was approved by the City Council on June 25, 2019 and recorded on July 2, 2019. Accordingly, the Project Site has been subdivided into 28 single-family lots and three open space lots. Nevertheless, the Project Site is located south of any existing residential uses and is separated from the existing Mountaingate community by existing gates and other physical separation.

The Research Institute uses permitted under the proposed Specific Plan are consistent with the types of educational, institutional, and residential land uses already present in the surrounding area. Additionally, the Project Site is clearly distinguished from the predominantly residential and golf course uses to the north and the university and institutional uses to the south. The Specific Plan design standards will reflect

[43] While the initial entitlement approval was for 29 homes, a subsequent modification to the vesting tentative tract map reduced this to 28 homes.

the Project Site's unique identity, while acting as a bridge between, and ensuring compatibility with, these neighboring uses. Moreover, the Research Institute would add a unique and complementary component to the City's Institutional Use Corridor centered around Mulholland Drive. For the reasons set forth above, Project development would not physically divide an established community; rather, implementation of the Project would result in development of a partially urbanized area with similar and compatible land uses, while maintaining substantial amounts of open space. Impacts related to the physical division of an established community would be less than significant, and no further analysis of this topic in the EIR is required.

b. Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Potentially Significant Impact. As discussed in the Project Description, the Project involves several discretionary approvals, including: a General Plan Amendment pursuant to LAMC Section 11.5.6 to establish the location of the Berggruen Institute Specific Plan and clarify Brentwood–Pacific Palisades Community Plan Footnote 14 by expressly indicating that the Berggruen Institute Specific Plan is consistent with the Minimum Residential, Very Low I Residential, Public Facilities, and Open Space land use designations; a Zone Change pursuant to LAMC Section 12.32 from the [Q]RE20-1-H, [T][Q]A1-1, and [Q]A1-1 Zones to the Berggruen Institute Specific Plan Zone (BI); establishment of the Berggruen Institute Specific Plan pursuant to LAMC Section 11.5.7 to provide regulatory controls and the systematic execution of the General Plan within the Project Site; a Code Amendment pursuant to LAMC Section 12.04 to establish the Berggruen Institute Specific Plan Zone (BI); a Parcel Map or Vesting Tentative Map pursuant to California Government Code Section 66410 *et seq.* (Subdivision Map Act) and LAMC Article 7 for the merger and re-subdivision of the Project Site and the creation of new ground lots; LAFD approval of Emergency Helicopter Landing Site (if required); and other discretionary and ministerial permits and approvals that may be deemed necessary, including, but not limited to, grading permits, excavation permits, foundation permits, and building permits. Accordingly, further analysis of this topic in the EIR is required to determine the Project's consistency with the LAMC and other applicable land use plans, policies, and regulations.

XII. MINERAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

a. Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

No Impact. With respect to aggregate resources (i.e., sand, gravel, and crushed stone), which are used in cement, asphalt, and other building materials, the Project Site is located within the San Fernando Valley Production-Consumption region.[44] However, based on the Project Site's existing residential and agricultural land use and zoning designations, the City has determined there are no plans to utilize the Project Site for long-term mineral extraction. No mineral extraction operations currently occur on-site. Furthermore, the Project Site is not located within Mineral Resource Zone (MRZ) 2, which designates areas where significant mineral deposits are present or likely but rather is located within MRZ-3, where mineral deposits may occur but whose significance cannot be evaluated from available data.[45,46] As such, the potential for important mineral resources to occur on-site is low. Additionally, the Project Site is not located within an oil field or oil drilling area; in addition, no oil wells are located on-site.[47,48] Therefore, the Project would not result in the loss of availability of a mineral resource that would be of value to the region and the residents of the State. No impacts related to mineral resources would occur, and no further analysis of this topic in the EIR is required.

b. Would the project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

No Impact. See Response to Checklist Question XII.a, above. The Project Site does not include any locally-important mineral resource recovery site as delineated on a local general plan, specific plan or other land use plan. The Project would not result in the loss of availability of a locally-important mineral resource recovery site. No impact would occur, and no further analysis of this topic in the EIR is required.

XIII. NOISE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☒	☐	☐	☐

44 State of California Department of Conservation, California Geological Survey, Generalized Mineral Land Classification Map of Los Angeles County—South Half, dated 1994, ftp://ftp.consrv.ca.gov/pub/dmg/pubs/ofr/OFR_94-14/OFR_94-14_Plate1B.pdf, accessed September 8, 2020.

45 City of Los Angeles, Department of City Planning, Los Angeles Citywide General Plan Framework, Draft Environmental Impact Report, Figure GS-1 (January 19, 1995).

46 State of California Department of Conservation, California Geological Survey, Generalized Mineral Land Classification Map of Los Angeles County—South Half, dated 1994, ftp://ftp.consrv.ca.gov/pub/dmg/pubs/ofr/OFR_94-14/OFR_94-14_Plate1B.pdf, accessed September 8, 2020.

47 Los Angeles General Plan Safety Element, Exhibit E, Oil Field & Oil Drilling Areas, page 55 (November 1996).

48 City of Los Angeles Department of City Planning, ZIMAS, Parcel Profile Report, http://zimas.lacity.org, accessed September 8, 2020.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Generation of excessive groundborne vibration or groundborne noise levels?	☒	☐	☐	☐
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

a. Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Potentially Significant Impact. While the Project Site itself is largely undeveloped, it is located within a partially urbanized area that contains various sources of noise. The predominant noise source in the immediate area is traffic along I-405 and Sepulveda Boulevard. During Project construction, the use of heavy equipment (e.g., bulldozers, backhoes, cranes, loaders, etc.) would generate noise on a short-term basis. Additionally, the Project's educational/institutional uses and scholar quarters would generate noise from the operation of mechanical equipment, loading areas, and the use of outdoor gardens, terraces, and recreational amenity areas. Further, traffic attributable to the Project has the potential to increase noise levels along adjacent roadways, which may result in the exposure of persons to or generation of noise in level in excess of established standards. The Project also may include an emergency landing area for helicopters if requested by LAFD, and periodic emergency helicopter operations could expose people residing or working in the Project area to excessive noise levels. Therefore, further analysis of this topic in the EIR is required to determine the Project's noise impacts during construction and operation.

b. Would the project result in generation of excessive groundborne vibration or groundborne noise levels?

Potentially Significant Impact. Project construction could generate groundborne noise and vibration in association with site grading and clearing activities, the installation of building footings, and construction truck travel. As such, the Project has the potential to generate and expose people to excessive groundborne vibration and noise levels during short-term construction activities. Therefore, further analysis of this topic in the EIR is required to determine the Project's groundborne vibration and noise levels.

c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. The Project Site is not located within the vicinity of a private airstrip or in an airport land use planning area or within two miles of a public or public use airport. The nearest airports are the Van Nuys Airport, located approximately 6 miles north of the Project Site; Santa Monica Municipal Airport

(scheduled to close in 2028), located approximately 6 miles southeast of the Project Site; and Los Angeles International Airport, located approximately 10 miles to the southeast. The closest private airstrip is the Goodyear Blimp Base Airport, located approximately 20 miles to the southeast of the Project Site in Gardena. Therefore, no impacts related to excessive noise in proximity to an airport would occur, and no further analysis of this topic in the EIR is required.

XIV. POPULATION AND HOUSING

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

a. Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Less Than Significant Impact. The Specific Plan Area would be composed of three Sub-Areas: (1) Ridge I, which would include an Institute Building comprising approximately 39,880 square feet of 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 recreational facilities, for a total of approximately 16,603 square feet;[49] 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 comprised of similar 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 an allowance for public trails and recreational opportunities in an area comprising 424.4 acres or approximately 94 percent of the Project Site.

The Research Institute is envisioned to initially accommodate up to 26 resident scholars year-round (primarily during the academic year) for various durations, plus an estimated staff of up to 60 people present on-site on a near daily basis, in addition to visiting scholars and guests attending conferences, symposia, and other programs or events. In addition, future growth could accommodate up to 16 additional resident scholars and up to 70 staff. However, aside from four staff units, none of the

[49] The residential quarters referenced herein for use by scholars and guests would be used only as temporary accommodations and could not be purchased or leased.

residential quarters proposed on-site are intended for permanent occupancy. As such, the Research Institute's scholars and guests would represent a temporary population, and substantial population growth would not be directly induced. Furthermore, the Project would not extend roads or other infrastructure in a manner that would open new areas to future growth or otherwise induce growth. Therefore, impacts related to population growth would be less than significant, and no further analysis of this topic in the EIR is required.

b. Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No Impact. As no housing currently exists on the Project Site, development of the Project would not cause the displacement of any housing or people or require the construction of replacement housing elsewhere. Therefore, no impacts related to housing or population displacement would occur, and no further analysis of this topic in the EIR is required.

XV. PUBLIC SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Fire protection?	☒	☐	☐	☐
b. Police protection?	☒	☐	☐	☐
c. Schools?	☐	☐	☒	☐
d. Parks?	☐	☐	☒	☐
e. Other public facilities?	☐	☐	☒	☐

a. Fire protection?

Potentially Significant Impact. Development of the Project would introduce habitable structures and new temporary scholar and daytime employee populations on-site. In addition, as previously discussed, the Project Site includes areas that have been designated by LAFD as a Very High Fire Hazard Severity Zone, which potentially could expose people or structures to a significant fire-related risk. Thus, the Project has the potential to result in an increased demand for fire protection services. Therefore, further analysis of this topic in the EIR is required to determine the Project's potential impacts on fire protection services provided by LAFD.

b. Police protection?

Potentially Significant Impact. The largely temporary population generated by the Research Institute may result in an increased demand for police protection services provided by the Los Angeles Police Department (LAPD). Therefore, further analysis of this topic in the EIR is required to determine the Project's potential impacts on police protection services provided by LAPD.

c. Schools?

Less Than Significant Impact. The Project Site is located within the boundaries of the Los Angeles Unified School District (LAUSD). The LAUSD is divided into six local districts, and the Project Site is located in Local District—West.[50] The schools serving the Project Site include Kentor Canyon Elementary Charter, Paul Revere Charter Middle School, and Palisades Charter High School.

As discussed previously, with the exception of four staff units, no residential quarters for permanent occupancy are proposed on-site. As such, the Research Institute's scholars and guests would represent a temporary population, with scholar residencies typically based on six-week, three-month, and academic year fellowships. While a few of the resident scholars and staff potentially may reside with their families, the number of school age children living on-site and needing to enroll in local public schools is anticipated to be very low.

As such, a direct impact related to the demand for additional classroom space within LAUSD or any other surrounding school district would be limited. Any potential indirect impact on public school facilities resulting from the potential for staff to relocate to the area and generate a need for additional public school facilities would be inconsequential. In any event, per Government Code Section 65995, the payment of development fees prior to the issuance of building permits pursuant to Senate Bill (SB) 50 would be considered full and complete mitigation of school impacts. Thus, the Project would not result in the need for new or altered school facilities, and impacts would be less than significant. No further analysis of this topic in an EIR is required.

d. Parks?

Less Than Significant Impact. Approximately 424.4 acres of undeveloped open space within the Specific Plan Area would be preserved as permanent open space, and portions of the existing Canyonback Trail and Riordan/Sycamore Valley Trail (as well as additional trail improvements) that pass through the Project Site would be improved and available for use by the public, including completion of a trail between Ridges I and II. Art installations also are planned throughout the developed areas of the Project Site, thus promoting recreational use of the open space areas on-site. The Project also includes numerous gardens and improved outdoor spaces, including a large courtyard within the interior of the Institute Building, throughout which landscaping, gardens, a water feature, and seating areas would be located. The Scholar Units would feature outdoor spaces, such as entry courts and living gardens, which would be designed as extensions of the indoor living areas. In addition, recreational facilities for use by scholars and staff would be located near the Scholar Units and may include such uses as a tennis court,

[50] Los Angeles Unified School District, Local District—West Map, May 2015, available at https://achieve.lausd.net/site/handlers/filedownload.ashx?moduleinstanceid=22573&dataid=24308&FileName=West.pdf, accessed September 8, 2020.

volleyball court, and bocce court; one or more outdoor swimming pools with associated pool garden(s) and changing rooms; and a fitness center with a yoga garden and health club facilities. Furthermore, with the exception of four staff units, none of the living quarters proposed on-site are intended for permanent occupancy. Accordingly, any demand for off-site parks and recreational facilities provided by the Los Angeles Department of Recreation and Parks (LADRP) would be limited, and the Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered parks operated by the LADRP, the construction of which could cause significant environmental impacts. Impacts would be less than significant, and no further analysis of this issue in an EIR is required.

e. Other public facilities?

Less Than Significant Impact. The Institute Building would be comprised of 39,880 square feet of meeting rooms, lounge/study areas, offices, storage space and support areas, as well as dining and kitchen facilities. Also included in the Institute Building is an approximately 250-seat auditorium/lecture hall and a library. Furthermore, with the exception of four staff units, none of the living quarters proposed on-site are intended for permanent occupancy. Accordingly, any demand for library services provided by the Los Angeles Public Library (LAPL) would be limited and temporary, and the Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered libraries, the construction of which could cause significant environmental impacts. Impacts would be less than significant, and no further analysis of this issue in an EIR is required.

No other public services would be notably impacted by the Project. All roadways on-site, including Serpentine Road, would be privately maintained as part of the Project. Therefore, the Project would have less-than-significant impacts on other governmental services, including roadways, and no further analysis of other governmental services in the EIR is required.

XVI. RECREATION

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☒	☐	☐	☐
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☒	☐	☐	☐

a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated?

Potentially Significant Impact. As discussed above in Response to Checklist Question XV.d, the Project includes substantial undeveloped open space with public trail improvements, numerous gardens

and improved outdoor spaces, as well as indoor and outdoor recreational facilities for scholars and staff. This provision of on-site open space and recreational uses would minimize the Project's demand for off-site facilities. However, the improvement and completion of the on-site portions of the Canyonback Trail and Riordan/Sycamore Valley Trail (as well as additional trail improvements) could result in increased public use of adjacent trails and park facilities. In particular, the on-site trails would provide connectivity to the existing trail network in adjoining parks, including Mandeville Canyon Park, Westridge-Canyonback Wilderness Park, and Topanga State Park further to the west. Accordingly, the Project could increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. Further analysis of this issue in the EIR is required.

b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Potentially Significant Impact. As discussed above in Response to Checklist Question XV.d, the Project includes substantial undeveloped open space with public trails, numerous gardens and improved outdoor spaces, as well as indoor and outdoor recreational facilities for scholars and staff, potentially including such uses as a tennis court, volleyball court, and bocce court; one or more outdoor swimming pools with associated pool garden(s) and changing rooms; and a fitness center with a yoga garden and health club facilities. Construction of these facilities as part of the broader Project could have an adverse physical effect on the environment. Therefore, the environmental impacts associated with development of these facilities will be included in the appropriate sections of the EIR.

XVII. TRANSPORTATION

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	☒	☐	☐	☐
b. Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	☒	☐	☐	☐
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
d. Result in inadequate emergency access?	☒	☐	☐	☐

a. Would the project conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?

Potentially Significant Impact. The Project has the potential to increase traffic within the Project vicinity. In particular, Project construction has the potential to affect the local and regional transportation system through the hauling of excavated materials and debris, the transport of construction equipment, the

delivery of construction materials, and travel by construction workers to and from the Project Site. Once construction is completed, the Research Institute's scholars, staff, and visitors would generate daily vehicle trips and potentially pedestrian, bicycle, and/or public transit trips. The resulting increase in the use of the area's transportation facilities could exceed roadway and transit system capacities or conflict with an applicable program, plan, ordinance or policy addressing the circulation system. Therefore, further analysis of this topic in the EIR is required to determine the Project's potential impacts on the roadway and transit system.

b. Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?

Potentially Significant Impact. The Research Institute has the potential to increase vehicle miles travelled (VMT) within the Project vicinity in association with resident scholars, visiting scholars, guests, and staff driving to and from the site. Therefore, further analysis of this topic in the EIR is required.

c. Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less Than Significant Impact. The roadways adjacent to the Project Site are part of the urban roadway network and contain no sharp curves or dangerous intersections. The Project does not include any proposed modifications to the local street system or any dangerous design features. All roadways on-site, including Serpentine Road, would be improved to comply with City standards, including LAFD turning radii requirements, and would be privately maintained as part of the Project. In addition, development of the Project would not result in incompatible uses, as the permitted uses are consistent with the types of educational, institutional, and residential land uses already present in the surrounding area. Thus, no impacts related to increased hazards due to a design feature or incompatible use would occur, and no further analysis of this topic in the EIR is required.

d. Would the project result in inadequate emergency access?

Potentially Significant Impact. Primary access to the Project Site would be provided from Sepulveda Boulevard, with gated emergency access via Stoney Hill Road and North Canyonback Road. Development of the Project would not result in the temporary or permanent closure of Sepulveda Boulevard or any other surrounding streets in the vicinity, although short-term construction activities (e.g., utility connections, driveway improvements) may temporarily affect access on portions of the adjacent street rights-of-way during limited periods of the day. In addition, the Specific Plan would require the provision of adequate emergency access and compliance with LAFD access requirements, although the Research Institute may generate additional traffic in the vicinity which could affect emergency response. As such, further analysis of this issue in an EIR is required.

XVIII. TRIBAL CULTURAL RESOURCES

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☒	☐	☐	☐
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☒	☐	☐	☐

a. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?

b. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

Potentially Significant Impact. Approved by Governor Jerry Brown on September 25, 2014, Assembly Bill 52 establishes a formal consultation process for California Native American Tribes to identify potential significant impacts to Tribal Cultural Resources, as defined in Public Resources Code Section 21074, as part of CEQA. Effective July 1, 2015, AB 52 applies to projects that file a Notice of Preparation or Notice of Negative Declaration/Mitigated Negative Declaration on or after July 1, 2015. As specified in Assembly Bill 52, lead agencies must provide notice to tribes that are traditionally and culturally affiliated with the geographic area of a proposed project if the tribe has submitted a written request to be notified. The tribe must respond to the lead agency within 30 days of receipt of the notification if it wishes to engage in consultation on the project, and the lead agency must begin the consultation process within 30 days of receiving the request for consultation.

As the majority of the Project Site is undeveloped, Project construction would require excavations to previously undisturbed depths. Therefore, the potential exists for the Project to significantly impact a site, feature, place, cultural landscape, sacred place, or object with cultural value to a California Native

American Tribe. In compliance with AB 52, the City will notify all applicable tribes and participate in any requested consultations regarding the Project. Further analysis of this topic will be provided in the EIR.

XIX. UTILITIES AND SERVICE SYSTEMS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☒	☐	☐	☐
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☒	☐	☐	☐
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☒	☐	☐	☐
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☒	☐	☐	☐
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☒	☐	☐	☐

a. Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Potentially Significant Impact. Water and wastewater systems consist of two components, the source of the water supply or place of sewage treatment and the conveyance systems (i.e., distribution lines and mains) that link the location of these facilities to an individual development site. Development of the Project would include on-site water and wastewater distribution infrastructure that would connect to off-site conveyance systems. In addition, new storm drainage infrastructure would be introduced on-site to serve Project development. The Research Institute also would necessitate new electricity and natural gas facilities on-site which would connect to existing off-site distribution systems. Similarly, telecommunications facilities would be provided on-site. Further analysis in an EIR is required to determine the significance of any potential impacts related to the provision of these utilities.

b. Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Potentially Significant Impact. LADWP supplies water to the Project Site. As Project development would result in increased water demand, further analysis of this topic in the EIR is required to determine the Project's potential impacts on water supply.

c. Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Potentially Significant Impact. Wastewater reclamation and treatment in the City is provided by the Los Angeles Department of Public Works (LADPW) Bureau of Sanitation (LASAN), which operates two treatment plants and two water reclamation plants in accordance with LARWQCB treatment requirements and/or the Basin Plan's water reclamation requirements. The Project Site is located within the service area of the Hyperion Treatment Plant (HTP), which is designed to provide secondary treatment for 450 million gallons per day (mgd), with annual increases in wastewater flows limited to 5 mgd by City Ordinance No. 166,060. As discussed above, development of the permitted Specific Plan uses are anticipated to increase wastewater generation on-site, which would result in an increased demand for wastewater treatment facilities. Therefore, further analysis of this issue in an EIR is required to determine whether Project development would cause the HTP's wastewater treatment requirements to be exceeded.

d. Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Potentially Significant Impact. Solid waste generated by Project development would result in an increased demand for landfill capacity compared to existing conditions. More specifically, operation of the permitted Specific Plan uses would generate solid waste on an ongoing basis, and construction activities would generate one-time construction waste that would need to be disposed. As such, further analysis of this topic in the EIR is required to determine whether the Project would generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals.

e. Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Less Than Significant Impact. It is expected that Project development would comply with federal, state, and local statutes and regulations related to solid waste. Resulting impacts likely would be less than significant. Nonetheless, the EIR will include an evaluation of the Project's compliance with solid waste statutes and regulations in connection with the analysis of potential impacts related to solid waste generation, as described in Response to Checklist Question XIX.d.

XX. WILDFIRE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	☒	☐	☐	☐
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☒	☐	☐	☐
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☒	☐	☐	☐
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☒	☐	☐	☐

a. Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?

Potentially Significant Impact. As previously discussed, the Project Site includes areas that have been designated by LAFD as a Very High Fire Hazard Severity Zone. Primary access to the Project Site would be provided from Sepulveda Boulevard, with gated emergency access via Stoney Hill Road and North Canyonback Road. Development of the Project would not result in the temporary or permanent closure of Sepulveda Boulevard or any other surrounding streets in the vicinity. While it is expected that the majority of Project construction activities would be confined on-site, short-term construction activities (e.g., utility connections, driveway improvements) may temporarily affect access on portions of the adjacent street rights-of-way during limited periods of the day. In addition, the Specific Plan would require the provision of adequate emergency access and compliance with LAFD access requirements, although the Research Institute may generate additional traffic in the vicinity which could affect emergency response. It is also noted that the Project may include an emergency landing area for helicopters if requested by LAFD. As such, further analysis of this issue in an EIR is required.

b. Due to slope, prevailing winds, and other factors, would the project exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

Potentially Significant Impact. The Project Site is generally undeveloped although portions of the Project Site have been previously graded and disturbed. The Project Site exhibits substantial topographic relief and includes two primary ridges (Ridges I and II), which generally run north-south, plus a third smaller ridge to the northwest, with site elevations ranging from approximately 720 feet above mean sea

level (AMSL) near Sepulveda Boulevard to 1690 feet AMSL along Ridge II. The Project Site includes native and non-native vegetation and, as previously discussed, includes areas that have been designated by LAFD as a Very High Fire Hazard Severity Zone. As such, Project development may expose occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Accordingly, further analysis of wildfire risks in an EIR is required.

c. Would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

Potentially Significant Impact. Given that portions of the Project Site have been designated by LAFD as a Very High Fire Hazard Severity Zone, Project development would be designed to include fuel breaks, an emergency water source, and other infrastructure/improvements designed to minimize wildfire risks. As such, the Project may require the installation or maintenance of infrastructure that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. As indicated above in Response to Checklist Question XX.b, further analysis of wildfire risks in an EIR is required.

d. Would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

Potentially Significant Impact. As previously indicated, portions of Project Site have been mapped as susceptible to landslides. The Project Site includes steep slopes, and portions of the Project Site may be underlain by soils that are unstable. In addition, as previously discussed, development of the Project may alter existing drainage patterns. As such, the Project may expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. Therefore, the EIR will address the potential for impacts associated with post-fire and other related risks.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☒	☐	☐	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☒	☐	☐	☐
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☒	☐	☐	☐

a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Potentially Significant Impact. Based on the analysis contained in this Initial Study, the Project has the potential to result in significant impacts with regard to the following issues: aesthetics (aesthetics, views, and light and glare); agricultural resources; air quality; biological resources; cultural resources (archaeological and paleontological resources); energy; geology and soils; greenhouse gas emissions; hazards and hazardous materials; hydrology and water quality; land use and planning; noise; public services (police protection and fire protection); recreation; transportation; tribal cultural resources; utilities and service systems (water supply, wastewater, solid waste, electricity, natural gas, and telecommunications), and wildfire. As such, the Project has the potential to degrade the quality of the environment. An EIR will be prepared to analyze and document these potentially significant impacts, and feasible mitigation measures will be recommended to reduce any identified significant impacts. As discussed above in Responses to Checklist Question V.a, the Project Site does not contain any historical resource as defined in CEQA Section 15064.5. Accordingly, the Project would not eliminate important examples of the major periods of California history.

b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Potentially Significant Impact. The potential for cumulative impacts occurs when the independent impacts of the Project are combined with those associated with other development projects to result in impacts that are greater than those of the Project alone. Located within the general Project vicinity are other current and reasonably foreseeable projects whose development, in conjunction with that of the Project, may contribute to potential cumulative impacts. Project impacts on both an individual and cumulative basis will be addressed in the EIR for the following issues: aesthetics (aesthetics, views, and light and glare); agricultural resources; air quality; biological resources; cultural resources (archaeological and paleontological resources); energy; geology and soils; greenhouse gas emissions; hazards and

hazardous materials; hydrology and water quality; land use and planning; noise; public services (police protection and fire protection); recreation; transportation; tribal cultural resources; utilities and service systems (water supply, wastewater, solid waste, electricity, natural gas, and telecommunications), and wildfire.

With regard to cumulative effects with respect to agriculture and forestry resources, historic resources, mineral resources, population and housing, and certain public services (schools, parks, and libraries), the Project's incremental contribution to potential cumulative impacts would not be cumulatively considerable. As the following analysis indicates, due to the distance of most of the related projects from the Project Site and specific on-site and surrounding conditions, the Project would not result in significant cumulative impacts for any of these environmental issue areas.

- **Agriculture and Forestry Resources**—Although the Project Site is largely undeveloped and currently includes agriculturally zoned land, no portion of the Project Site or surrounding area is mapped as designated farmland, and no agricultural uses are present on-site or in the immediate area. Similarly, the Project Site and surrounding area do not include any land mapped as or zoned for forest land or timberland. Much of the surrounding area is urbanized. Therefore, implementation of the Project and related projects would not convert farmland, forest land, or timberland. Thus, no cumulative impacts related to agricultural and forest resources would occur.

- **Cultural Resources (Historic Resources)**—As discussed above in Responses to Checklist Question V.a, the Project Site does not contain any historical resource as defined in CEQA Section 15064.5. Accordingly, while specific related projects may have the potential to affect historic resources, the Project would have no impact on historic resources and, thus, would not combine with related project impacts to create a cumulative effect.

- **Mineral Resources**—The Project Site and surrounding area are designated MRZ-3, where mineral deposits may occur but whose significance cannot be evaluated from available data, and no mineral extraction operations currently occur on-site. Additionally, the Project Site is not located within an oil field or oil drilling area; in addition, no oil wells are located on-site. Based on the general Project location, it is unlikely that nearby related projects would significantly affect mineral resources; regardless, the Project would have no impact on mineral resources and, thus, would not combine with related project impacts to create a cumulative effect.

- **Population and Housing**—With the exception of four staff units, none of the living quarters proposed on-site are intended for permanent occupancy. As such, the Research Institute's resident scholars and guests would represent a temporary population, and substantial population growth would not be induced either directly or indirectly. In addition, as no housing currently exists on the Project Site, the Project would not displace any existing housing. The related projects would be reviewed by the City on a case-by-case basis to determine consistency with area growth projections as well as housing impacts. Given the limited extent of Project impacts, any contribution to cumulative impacts would not be cumulatively considerable.

- **Public Services (Schools, Parks, and Libraries)**—As indicated above, with the exception of four staff units, none of the residential quarters proposed on-site are intended for permanent occupancy. As such, the Research Institute's resident scholars and guests would represent a temporary population, and in any event, the payment of SB 50 development fees would be considered full and complete mitigation of school impacts per Government Code Section

65995. Additionally, the Project includes substantial useable open space and recreational facilities, as well as library/media center and related uses. As such, the demand for such services would be limited and temporary. Some of the related projects would be required to pay a school developer impact fee, which would offset any potential impact to schools. Similarly, related projects would be required to provide open space and recreational amenities and comply with LAMC parks and open space requirements, which would offset potential impacts to parks and recreation facilities associated with the development of related projects. Given the limited extent of Project impacts, any contribution to cumulative impacts would not be cumulatively considerable.

c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Potentially Significant Impact. As indicated in the analysis above, the Project could result in potentially significant impacts with regard to the following issues, which could, in turn, cause substantial adverse effects on human beings, either directly or indirectly: aesthetics (aesthetics, views, and light and glare); agricultural resources; air quality; biological resources; cultural resources (archaeological and paleontological resources); energy; geology and soils; greenhouse gas emissions; hazards and hazardous materials; hydrology and water quality; land use and planning; noise; public services (police protection and fire protection); recreation; transportation; tribal cultural resources; utilities and service systems (water supply, wastewater, solid waste, electricity natural gas, and telecommunications), and wildfire. As a result, these potential effects will be analyzed further in the EIR.