



APPLICATIONS:

ENVIRONMENTAL ASSESSMENT FORM

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Environmental Case Number: ENV-2019-4565-EAF

Related Case Numbers: _____

Case Filed With (Print Name): Trevor Martin Date Filed: 8/1/19

EAF Accepted By (Print Name): _____ Date Accepted: _____

All terms in this document are applicable to the singular as well as the plural forms of such terms.

Project Address¹: 1901 N. Sepulveda Boulevard & 1901 W. Sepulveda Boulevard
2100, 2101, 2132, 2139, 2141, 2187 N. Canyonback Road

Assessor's Parcel Number: 4490-024-014; 4493-035-001; 4493-014-016, -022, -024, -029

Major Cross Streets: Sepulveda Boulevard and Mountaingate Drive

Community Plan Area: Brentwood — Pacific Palisades Council District: 11

APPLICANT (if not Property Owner)

Name: _____

Company: Monteverdi, LLC

Address: 304 S. Broadway, Suite 550

City: Los Angeles State: CA Zip Code: 90013

E-Mail: _____

Telephone No.: _____

APPLICANT'S REPRESENTATIVE

Name: Jonathan Lonner

Company: Burns & Bouchard, Inc.

Address: 9619 National Blvd.

City: Los Angeles State: CA Zip Code: 90034

E-Mail: jlonner@burnsbouchard.com

Telephone No.: 310-802-4261

PROPERTY OWNER

Name: _____

Company: Monteverdi, LLC

Address: 304 S. Broadway, Suite 550

City: Los Angeles State: CA Zip Code: 90013

E-Mail: _____

Telephone No.: _____

ENVIRONMENTAL REVIEW CONSULTANT

Name: _____

Company: Eystone Environmental

Address: 2121 Rosecrans Avenue, Suite 3355

City: El Segundo State: CA Zip Code: 90245

E-Mail: _____

Telephone No.: _____

¹ Project address must include all addresses on the subject site (as identified in ZIMAS; <http://zimas.lacity.org>)

OVERVIEW

CEQA, or the California Environmental Quality Act, is a statute that requires state and local agencies to identify the significant environmental impacts of their actions and to avoid or mitigate those impacts, if feasible. CEQA requires public agencies to conduct environmental review before making a determination on a project. The environmental review process examines the potential impacts your project will have on the property and its surroundings, and makes recommendations (mitigation measures) on how to minimize or reduce those impacts that are found to be significant. The purpose of this application is to assist staff in determining the appropriate environmental clearance for your project. Please fill out this form completely. Missing, incomplete or inconsistent information will cause delays in the processing of your application.

1. PROJECT DESCRIPTION

- A.** Briefly describe the entire project and any related entitlements (e.g. Tentative Tract, Conditional Use, Zone Change, etc.). The description must include all phases and plans for future expansion.

The Berggruen Institute's mission is to study the era of transformation we are currently living in and to apply new ideas to the design of social, economic, and political institutions equipped for the 21st Century. The Berggruen Institute Project (Project) is a campus designed to house the Berggruen Institute's educational programs, fellowships, scholars, and administration. The project involves two primary components on Ridge I: (1) a 109,880sf main Institute building; and (2) a Scholar Village with approximately 21,000sf of residential quarters for scholars-in-residence, visiting scholars, etc.

In addition, three pavillions totaling approximately 30,000sf are proposed for Ridge II.

*[EXPANDED PROJECT DESCRIPTION & ENTITLEMENT SUMMARY INCLUDED IN INITIAL STUDY]
(SUBMITTED ELECTRONICALLY)*

Additional information or Expanded Initial Study attached: YES NO
 ** EXPANDED INITIAL STUDY. (SUBMITTED ELECTRONICALLY)

- B.** Will the project require certification, authorization, clearance or issuance of a permit by any federal, state, county, or environmental control agency, such as Environmental Protection Agency, Air Quality Management District, Water Resources Board, Environmental Affairs, etc.? YES NO

If YES, please specify:

*[SEE PROJECT DESCRIPTION & ENTITLEMENT SUMMARY INCLUDED IN INITIAL STUDY]
(SUBMITTED ELECTRONICALLY)*

2. EXISTING CONDITIONS

A. Project Site.

Lot Area: 19,471,320 (estimated) square feet
 Net Acres: 447 (estimated) Gross Acres: _____

B. Zoning/Land Use.

	Existing	Proposed
Zoning	[T][Q]RE20-1-H; [T][Q]A1-1; [Q]A1-1	Same
Use of Land	Generally Undeveloped	Educational Institution & Open Space
General Plan Designation	Very Low I Residential, Open Space	Same

** 28-Homes (along with open space) were approved under VTT-53072 & CPC-2000-2276-VZC-GPA

C. Structures.

1. Does the property contain any vacant structure? YES NO

If YES, describe and state how long it has been vacant: _____

2. Will any structures be removed/demolished as a result of the project? YES NO

If YES, provide the number: _____, type: _____
 _____, total square footage: _____
 and age: _____ of structures to be removed.

If residential dwellings (apartments, single-family, condominiums etc.) are being removed indicate the number of units: _____

D. Trees.

- Are there any trees on the property, and/or within the public right-of-way next to the property, that will be removed or impacted* as a result of the project? YES NO

If YES complete the following:

Tree Status	Quantity Existing	Tree Types	Quantity Removed	Quantity Relocated	Quantity Replaced	Quantity Impacted*
Non-Protected (8" trunk diameter and greater)						
Protected (4" trunk diameter and greater)	83	Oak Tree (excluding Scrub Oak)	13			3
	813	Southern California Black Walnut	66 (6 dead)			34
	250	Western Sycamore	6			16
	24	California Bay	1			2

* Impacted means that grading or construction activity will be conducted within five (5) feet of, or underneath the tree's canopy.

Additional information attached: YES NO

*If a protected tree (as defined in Section 17.02 of the LAMC) will be removed, replaced, relocated, or impacted, a **Tree Report** is required.*

** Tree Report prepared by Dudek (July 2019) included in this submittal and submitted electronically with the Initial Study.

E. Slope. State the percent of property which is:

Less than 10% slope: XX 10-15% slope: XX over 15% slope: XX

*If slopes over 10% exist, a **Topographic Map** will be required.*

** Topographic Map (Herzog & de Meuron / KPFF) included in this submittal and submitted electronically with the Initial Study.

F. Grading. Specify the total amount of dirt being moved:

- 0-500 cubic yards More than 500 cubic yards

If more than 500 cubic yards (indicate amount): _____ (See Initial Study for Exact Quantities) _____ cubic yards

G. Import/Export. Indicate the amount of dirt to be imported or exported:

Imported: up to 30,000 (estimated) cubic yards Exported: 110,000 (estimated) cubic yards

Location of disposal site: _____ TBD _____

Location of borrow site: _____ TBD _____

Is the Project Site located within a Bureau of Engineering (BOE) Special Grading Area? YES NO

If YES, a **Haul Route** is required.

H. Hazardous Materials and Substances. Is the project proposed on land that is or was developed with a dry cleaning, automobile repair, gasoline station, or industrial/manufacturing use, or other similar type of use that may have resulted in site contamination? YES NO

If YES, describe: _____

The project is not proposed on land that was developed with a dry cleaning, automobile repair, gasoline station, or

industrial/manufacturing use. A portion of site is atop the closed municipal landfill (Mission Canyon Landfill No. 8).

This landfill was in operation from 1978-1982. Methane testing has been on-going since its closure.

[SEE INITIAL STUDY (SUBMITTED ELECTRONICALLY) FOR ADDITIONAL DETAIL]

If YES, a **Phase I Environmental Site Assessment (ESA)** is required.

I. Historic, Cultural and/or Architecturally Significant Site or Structure. Does the project involve any structures, buildings, street lighting systems, spaces, sites or components thereof which are designated or may be eligible for designation in any of the following? If YES, please check and describe:

National Register of Historic Places: _____

California Register of Historic Resources: _____

City of Los Angeles Cultural Historic Monument: _____

Located within a City of Los Angeles Historic Preservation Overlay Zone (HPOZ): _____

Identified on SurveyLA: _____

Identified in HistoricPlacesLA: _____

Does the Project affect any structure 45 or more years old that does not have a local, state, or federal designation for cultural or historic preservation? YES NO

J. Miscellaneous. Does the property contain any easements, rights-of-way, Covenant & Agreements, contracts, underground storage tanks or pipelines which restrict full use of the property? YES NO
 If YES, describe: Permanent Open Space Easements, LADWP Utility Lines, Water Storage Tank.
 _____ and indicate the sheet number on your plans showing the condition: _____.

3. PROPOSED DEVELOPMENT

In the sections below, describe the entire project, not just the area in need of the entitlement request. If the project involves more than one phase or substantial expansion or changes of existing uses, please document each portion separately, with the total or project details written below. Attach additional sheets as necessary to fully describe the project.

A. ALL PROJECTS

i. Parking.

Vehicular Parking

Required: 146 (Ridge I) & 15 (Ridge II) + Guest: —

Proposed: 146 (Ridge I) & 15 (Ridge II) + Guest: —

Bicycle Parking:

Required Long-Term: 45 Required Short-Term: 23

Proposed Long-Term: 45 Proposed Short-Term: 23

** Bicycle Parking Calculated Based on "All Institutional Uses" Category

ii. Height.

Number of stories (not including mezzanine levels): 1 Maximum height: 45 (Institute Building Roofline) 95 (Auditorium/Lecture Hall)
 ** Height (Stories) : Institute Building designed as a single-story raised approximately 12-feet above a courtyard. (See Initial Study)

Are Mezzanine levels proposed? YES NO

If YES, indicate on which floor: _____,

If YES, indicate the total square feet of each mezzanine: _____

*New construction resulting in a height in excess of 60 feet may require a **Shade/Shadow Analysis**. This does not apply to projects that are located within a Transit Priority Area (TPA) as defined by ZI-2452 (check the Planning and Zoning tab in ZIMAS for this information <http://ZIMAS.lacity.org>).*

** Height (Max Height) Broader narrative included in Initial Study. (Submitted Electronically)

iii. Project Size.

What is the total floor area of the project? 223,880 (estimated) gross square feet

iv. Lot Coverage. Indicate the percent of the total project that is proposed for:

Building footprint: — %

Paving/hardscape: — %

Landscaping: — %

** Broader lot coverage narrative included in Initial Study. (Submitted Electronically) "Development Area" (as defined) defines sitewide disturbance area more specifically than the above metric.

v. Lighting. Describe night lighting of project: Includes exterior lights at the perimeter of the buildings, along internal roadways and pedestrian pathways, and in various outdoor gathering areas and gardens on-site, as needed, for aesthetic, security, and way finding purposes. All lighting will comply with current energy standards and codes. Light sources will be shielded and/or directed toward intended areas to minimize light spillover to adjacent habitat and to reduce skyglow.

B. RESIDENTIAL PROJECT [** Scholars Village described as part of the larger "Institutional Use"]

If no portion of the project is residential check -N/A and continue to next section

i. Number of Dwelling Units.

Single Family: _____, Apartment: _____, Condominium: _____

ii. Recreational Facilities. List recreational facilities for project: _____

iii. Open Space.

Does the project involve new construction resulting in additional floor area and units? YES NO

Does the project involve six or more residential units? YES NO

If YES to both, complete the following

Pursuant to LAMC 12.21.G	Required	Proposed
Common Open Space (Square Feet)		
Private Open Space (Square Feet)		
Landscaped Open Space Area (Square Feet)		
Number of trees (24 inch box or greater)		

iv. Utilities. Describe the types of appliances and heating (gas, electric, gas/electric, solar): _____

v. Accessory Uses. Describe new accessory structures (detached garage, guest house, swimming pool, fence, stable, etc.) and/or additions: _____

C. COMMERCIAL, INDUSTRIAL OR OTHER PROJECT [** Project is "Institutional Use" — Information provided for reference as "Other Project."]

If the project is residential only check -N/A and continue to next section

i. Type of Use. Educational Institution (meeting/convening spaces, offices, artist studios, library/media space, auditorium/lecture hall, dining and kitchen facilities, scholars-in-residence quarters, and supporting areas and amenities.)

ii. Project Size. Does the project only involve the remodel or change of use of an existing interior space or leasehold? YES NO

If YES, indicate the total size of the interior space or leasehold: _____ square feet

iii. Hotel/Motel. Identify the number of guest rooms: N/A guest rooms

iv. **Days of operation.** 7 days per week

Hours of operation. Typically 9AM to 5PM, with exceptions for scholars-in-residence, and special events as described briefly below and in the Initial Study Section 3.3.5 (Submitted Electronically)

v. **Special Events.** Will there be special events not normally associated with a day-to-day operation (e.g. fund raisers, pay-for-view events, parent-teacher nights, athletic events, graduations)? YES NO
If YES, describe events and how often they are proposed Conferences, symposia, and large panel discussions in the auditorium/lecture hall. Meetings, workshops, and smaller panel discussions in other meeting/convening spaces.
Events can also be held in the building's interior courtyard. Such events would involve between 12-100 guests on weekdays and weekends between the hours of 8am-11pm. Use of facilities for third party events prohibited, except by educational, cultural, civic, and/or non-profit organizations who partner with the Berggruen Institute. Outdoor amplification may be used within the main building's interior courtyard and adjacent terraces during special events.
[Additional Text About Special Events Can Be Found in the Initial Study Section 3.3.5] (Submitted Electronically)

vi. **Occupancy Limit.** Total Fire Department occupancy limit: —

a. Number of fixed seats or beds —

b. Total number of patrons/students —

c. Number of employees per shift —, number of shifts —

d. Size of largest assembly area Dining Hall/Kitchen - 12,150sf
Auditorium/Lecture Hall - 6,430sf square feet

v. **Security.** Describe security provisions for the project A Guard House positioned south of the Scholar Village would function as a security checkpoint and would manage campus access and parking.

4. SELECTED INFORMATION

A. **Circulation.** Identify by name all arterial road types (i.e. Boulevard I, II, Avenue I, II, III) and freeways within 1,000 feet of the proposed Project; give the approximate distances (check <http://navigatela.lacity.org> for this information). —

I-405 (150-feet east) — Interstate Freeway

Sepulveda Boulevard (adjacent) — Boulevard I

Mountaingate Drive (400-feet north) — Avenue II

B. **Green building certification.** Will the project be LEED-certified or equivalent? YES NO

If YES, check appropriate box:

Certified Equivalent Silver Gold Platinum Other —

C. **Fire sprinklers.** Will the Project include fire sprinklers? YES NO

5. CLASS 32 URBAN INFILL CATEGORICAL EXEMPTION (CE) REQUEST

The Class 32 "Urban Infill" Categorical Exemption (Section 15332 of the State CEQA Guidelines), is available for development within urbanized areas. This class is not intended to be applied to projects that would result in any significant traffic, noise, air quality, or water quality impacts.

Check this box if you are requesting a Class 32 Exemption, and:

- You have read DCP's Specialized Instructions for the Class 32 Categorical Exemption (CP-7828) and,
- You have submitted the written justifications identified in the Specialized Instructions, and any supporting documents and/or technical studies to support your position that the proposed Project is eligible for the Class 32 Exemption and the project does not fall under any of the Exceptions pursuant to CEQA Section 15300.2.

Note that requesting the Urban Infill CE does not guarantee that the request will be accepted. The City may require additional studies and information if necessary to process the CE. The City reserves all rights to determine the appropriate CEQA clearance, including using multiple clearances and requiring an EIR if necessary.

**APPLICANT/CONSULTANT'S AFFIDAVIT
OWNER MUST SIGN AND BE NOTARIZED,
IF THERE IS AN AGENT, THE AGENT MUST ALSO SIGN AND BE NOTARIZED**

PROPERTY OWNER	CONSULTANT/AGENT
I, (print name) <u>Dawn Nakagawa</u>	I, (print name) _____
Signature <u><i>Dawn Nakagawa</i></u>	Signature _____

being duly sworn, state that the statements and information, including plans and other attachments, contained in this Environmental Assessment Form are in all respects true and correct to the best of my knowledge and belief. I hereby certify that I have fully informed the City of the nature of the Project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger Project in violation of CEQA. I understand that should the City determine that the Project is part of a larger Project for purposes of CEQA; the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.

Space Below for Notary's Use

California All-Purpose Acknowledgement

Civil Code Section 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

On JULY 29, 2019 before me, Ariel Mansell Notary Public
(Insert Name of Notary Public and Title)

personally appeared Dawn Nakagawa, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.
Ariel Mansell
Signature

(Seal)

