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**Notice of Preparation (NOP)/Initial Study (IS)**

DEPARTMENT OF  
CITY PLANNING

200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801

AND  
6262 VAN NUYS BLVD., SUITE 351  
VAN NUYS, CA 91401

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May 23, 2008

**NOTICE OF PREPARATION AND  
NOTICE OF PUBLIC SCOPING MEETING FOR  
ENVIRONMENTAL IMPACT REPORT**

**EIR NO.:** ENV-2008-1342-EIR

**PROJECT NAME:** Loyola Marymount University

**PROJECT ADDRESS:** 1 LMU Drive, Los Angeles, CA 90045-2569

**COMMUNITY PLAN AREA:** Westchester-Playa del Rey Community Plan Area

**COUNCIL DISTRICT:** Council District 11 – Bill Rosendahl

**COMMENT DUE DATE:** June 23, 2008

**NOTICE OF PREPARATION (NOP):** Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15082, once the Lead Agency decides an Environmental Impact Report (EIR) is required for a proposed project, an NOP describing the proposed project and its potential environmental effects shall be prepared. The NOP is required to be distributed to both responsible and trustee agencies with a comment period of no less than 30 days in order to allow for the Lead Agency to receive meaningful responses.

You are being notified of the City of Los Angeles' intent, as Lead Agency, to prepare an EIR for the project, as identified herein, because the project is located in an area of interest to you and/or the organization you represent. The Department of City Planning requests your comments as to the scope and content of the EIR. This public comment period will be 30 days commencing May 23, 2008 to June 23, 2008.

**PUBLIC SCOPING MEETING:** Pursuant to the CEQA Guidelines Section 15083, the City of Los Angeles as the Lead Agency may conduct Early Public Consultation (or "Scoping") to help the public input during the Comment Period and to identify the range of actions, alternatives, mitigation measures, and significant effects to be analyzed in the EIR. As part of the Scoping process, the Department of City Planning will be holding a Public Scoping Meeting on **Wednesday, June 11, 2008 at 7:00 P.M.** (see details below regarding the date, time, and location of the Scoping Meeting). A Public Scoping Meeting is an essential part of this Scoping process as it provides opportunities both to inform the public as to the nature of the proposed project and to receive input from the public as to what areas the EIR should study and to solicit input regarding the content of the Draft EIR. No decisions about the proposed project will be made at the Scoping Meeting. At the Scoping Meeting, detailed information will be provided regarding the proposed project and the anticipated scope of analyses to be contained in the Draft EIR. The meeting will be held in an open-house format, with various stations and display boards provided, and both

City staff and representatives of the project developer available to speak with the public. Members of the public are free to come or go at any time during the meeting. The Department of City Planning encourages all interested individuals and organizations to attend this meeting.

A copy of the Initial Study prepared for the project is not attached, but is available for review at the Environmental Review Section offices of the Department of City Planning, located at 200 N. Spring Street, Room 750 Los Angeles, California 90012.

**PROPOSED PROJECT:** Loyola Marymount University (LMU), the project Applicant, seeks to upgrade, renovate, and replace many of its existing residential and non-residential facilities on LMU's Westchester campus (the proposed project). The Westchester campus, the project site, is bordered on the north by the Westchester bluffs, on the east by McConnell Avenue, on the west by Lincoln Boulevard, and on the south by W. 78th Street, Fordham Road, and W. 80th Street. LMU does not propose to expand the boundaries of the Westchester campus or modify the campus' existing City-approved enrollment cap of 7,800 full-time equivalent students (FTES).

As shown in Table 1 below, of the campus's existing approximately 1.8 million square feet (sf) of nonresidential facilities, which include academic, student support, and administrative support facilities, LMU proposes to demolish approximately 564,000 sf of obsolete facilities and build approximately 1.1 million sf of new nonresidential facilities, for a net increase of approximately 566,000 sf non-residential facilities. Nonresidential buildings and facilities to be retained include the Chapel, Xavier Hall, St. Roberts Hall, the University Pool Plant Building, Facilities Management Administration, Facilities Management Multicraft, University Hall, Hilton, Central Plant, and Page Stadium. Depending on the availability of future funding, the University intends to construct, among other things, a new science building, theater, conference hall, and faculty offices. An approximately 2,000-sf columbarium (a vault for the respectful storage of ashes of the dead) also is proposed in landscaped areas adjacent to the Chapel.

LMU proposes to provide new campus housing to upgrade and replace existing older residential buildings and increase the percentage of undergraduate students living on campus from approximately 60 percent to 75 percent. This would increase the present 3,270 beds by 795, for a total of approximately 4,065 beds. The total residential square footage on-campus would increase from approximately 940,000 sf to approximately 1.4 million sf, for a net increase of approximately 475,000 sf. This would be accomplished predominantly through replacement of existing residences on the Burns Campus with new units which LMU plans to locate in the northeastern corner and northern portion of the eastern boundary of the Burns Campus.

**Table 1**  
**Summary of Existing and Proposed Non-Residential and Residential Facilities**

Uses	Existing (sf)	Proposed Demolition (sf)	Existing to Remain (sf)	New & Replacement (sf)	Net New (sf)	Total at Buildout (sf)
<b>Non-Residential</b>	1,796,662	(564,373)	1,232,249	1,130,450	566,037	2,362,699
<b>Residential</b>	941,757	(370,383)	571,374	846,000	475,617	1,417,374
<b>Totals</b>	<b>2,738,419</b>	<b>(934,756)</b>	<b>1,803,623</b>	<b>1,976,450</b>	<b>1,041,654</b>	<b>3,780,073</b>

LMU proposes to establish height limits on the project site defined by setbacks from the boundaries of the campus. No new buildings are proposed within 40 feet of the campus perimeter. New buildings between 40 feet and 74.9 feet from the perimeter would be limited to 25 feet in height above grade. New buildings between 75 feet and 149.9 feet from the perimeter would be limited to 37.5 feet in height above grade. New buildings 150 feet or more from LMU's boundaries would be limited to 75 feet in height above grade.

LMU also seeks to enhance the campus' recreational facilities and open space. Depending on the availability of future funding, LMU anticipates constructing courts near Burns Recreation Center and additional landscaped roof decks over parking structures, and replacing Hannon Field with a full-size soccer field on the roof of the replacement parking structure. Internal quadrangles of open space are proposed as unifying elements among the replacement buildings to maintain the existing balance of open and built space on campus.

LMU also proposes to reconfigure the campus's vehicular and pedestrian circulation. LMU intends to make the campus a more pedestrian-oriented environment by reducing traffic through the campus, adding pedestrian routes, and minimizing the potential for pedestrian-vehicular conflicts. In addition, LMU proposes to improve the existing pedestrian trail that moves down the slope starting behind the O'Malley Apartments dorms, in order to increase access to and from Playa Vista.

LMU would maintain the approximately 4,000 existing parking spaces on campus through phased replacement of surface lots with above-grade parking structures at critical locations on campus. Some parking may be added in subterranean locations beneath future buildings.

Full build-out of the proposed project is expected to take approximately 20 years following approval by the City of Los Angeles. The University proposes to implement the project in four major phases beginning in 2009 or 2010.

#### **PROPOSED APPROVAL AND ENTITLEMENT REQUESTS:**

The proposed project may require various discretionary requests to the city, including, but not limited to the following:

1. General Plan Amendment – Pursuant to Los Angeles Municipal Code ("LAMC") § 11.5.6.A and Charter Section 555, General Plan Amendment to change the Westchester-Playa del Rey Community Plan (CPC-1998-0010CPU) designation for LMU from Low Residential Density to High Medium Residential Density, to be consistent with the University's R4 zoning.
2. Zone Change – Pursuant to LAMC 12.32, Zone Change from [Q]R4-1 to R4-1 to replace pre-existing, conflicting "Q" conditions established by City Ordinance #175,981 through the establishment of the LMU Specific Plan.
3. Specific Plan – Pursuant to LAMC §§ 11.5.7 and 12.32, establishment of a Specific Plan for LMU to establish development regulations.
4. Development Agreement – Pursuant to California Government Code § 65865, 20-year Development Agreement between LMU and the City of Los Angeles.
5. Concurrent Consideration – Concurrent consideration of all entitlement requests pursuant to LAMC § 12.36 and Charter Sec. 564, including General Plan Amendment, establishment of Specific Plan, Zone Change, and Development Agreement.
6. Certification of an Environmental Impact Report.
7. Haul Route Approval – Pursuant to LAMC § 91.7006.7, approval of a haul route for the necessary removal of soil and waste from demolition and construction.
8. Additional permits – Demolition, grading, excavation, foundation, and associated building permits.
9. Any additional actions that may be deemed necessary.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:** An Initial Study was completed to determine the areas of focus for the EIR: Aesthetics, Air Quality (i.e., emission of criteria

pollutants and greenhouse gases), Biological Resources, Cultural Resources (i.e., impacts on historical and archaeological resources), Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Public Services (i.e., Police and Fire), Recreation, Transportation/Circulation (i.e., traffic), and Utilities/Service Systems (i.e., wastewater, water supply, and solid waste).

**PUBLIC SCOPING MEETING LOCATION, DATE, AND TIME:** The public scoping meeting will be held on **Wednesday, June 11, 2008**, from 7:00 to 9:00 PM in the University Hall Atrium, located on LMU's campus at 1 LMU Drive. The scoping meeting will provide information regarding the proposed project's environmental implications and the scope of analysis to be contained in the EIR. The Department of City Planning encourages all interested individuals and organizations to attend this meeting.

**Date:** Wednesday, June 11, 2008

**Time:** 7:00 to 9:00 PM

**Location:** University Hall Atrium  
1 LMU Drive, Los Angeles, CA, 90045-2569  
(See the enclosed map)


**Parking:** Free parking provided in the University Hall parking structure

Additionally, comments on the scope of the EIR prepared by the Environmental Review Section are welcome. All comments will be considered in the preparation of the EIR. **Written comments** must be submitted to this office by **June 23, 2008**.

Please direct your comments to:

Adam Villani  
Attn.: ENV-2008-1342-EIR  
Department of City Planning  
Environmental Review Section  
200 N. Spring Street, Room 750  
Los Angeles, CA 90012  
(213) 978-1343 (fax)  
[Adam.Villani@lacity.org](mailto:Adam.Villani@lacity.org) (email)

S. Gail Goldberg, AICP  
Director of Planning



Adam Villani, Environmental Review Coordinator

Enclosures: Scoping Meeting Location Map, Vicinity Map, Loyola Marymount University Campus Map, Campus Aerial Photo, Proposed Development, Radius Map

# LOYOLA MARYMOUNT UNIVERSITY MAP

310.338.2700 www.lmu.edu

## CAMPUS BUILDINGS (BLUE)

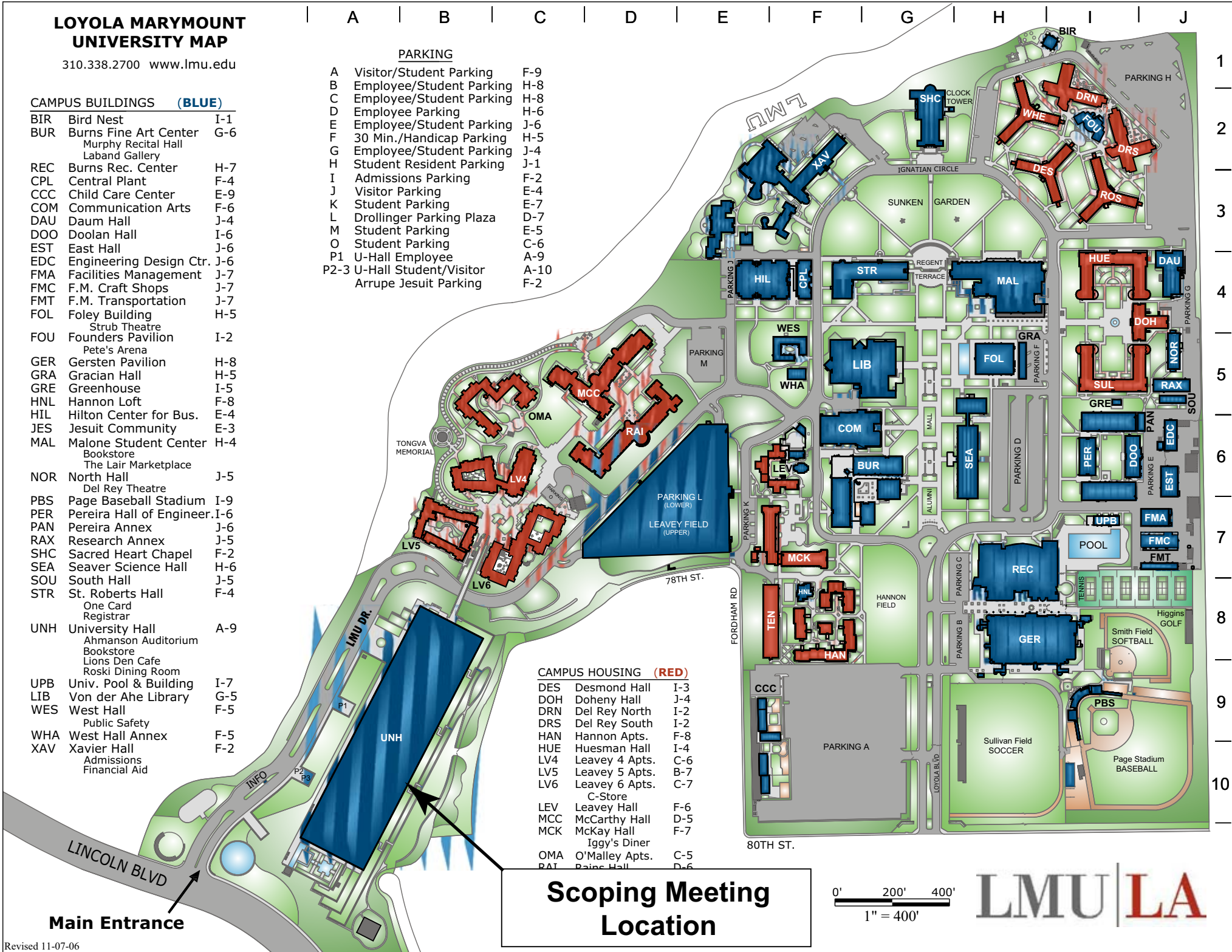
BIR	Bird Nest	I-1
BUR	Burns Fine Art Center Murphy Recital Hall Laband Gallery	G-6
REC	Burns Rec. Center	H-7
CPL	Central Plant	F-4
CCC	Child Care Center	E-9
COM	Communication Arts	F-6
DAU	Daum Hall	J-4
DOO	Doolan Hall	I-6
EST	East Hall	J-6
EDC	Engineering Design Ctr.	J-6
FMA	Facilities Management	J-7
FMC	F.M. Craft Shops	J-7
FMT	F.M. Transportation	J-7
FOL	Foley Building Strub Theatre	H-5
FOU	Founders Pavilion Pete's Arena	I-2
GER	Gersten Pavilion	H-8
GRA	Gracian Hall	H-5
GRE	Greenhouse	I-5
HNL	Hannon Loft	F-8
HIL	Hilton Center for Bus.	E-4
JES	Jesuit Community	E-3
MAL	Malone Student Center Bookstore The Lair Marketplace	H-4
NOR	North Hall Del Rey Theatre	J-5
PBS	Page Baseball Stadium	I-9
PER	Pereira Hall of Engineer.	I-6
PAN	Pereira Annex Research Annex	J-6 J-5
SHC	Sacred Heart Chapel	F-2
SEA	Seaver Science Hall	H-6
SOU	South Hall	J-5
STR	St. Roberts Hall One Card Registrar	F-4
UNH	University Hall Ahmanson Auditorium Bookstore Lions Den Cafe Roski Dining Room	A-9
UPB	Univ. Pool & Building	I-7
LIB	Von der Ahe Library	G-5
WES	West Hall Public Safety	F-5
WHA	West Hall Annex	F-5
XAV	Xavier Hall Admissions Financial Aid	F-2

## PARKING

A	Visitor/Student Parking	F-9
B	Employee/Student Parking	H-8
C	Employee/Student Parking	H-8
D	Employee Parking	H-6
E	Employee/Student Parking	J-6
F	30 Min./Handicap Parking	H-5
G	Employee/Student Parking	J-4
H	Student Resident Parking	J-1
I	Admissions Parking	F-2
J	Visitor Parking	E-4
K	Student Parking	E-7
L	Drollinger Parking Plaza	D-7
M	Student Parking	E-5
O	Student Parking	C-6
P1	U-Hall Employee	A-9
P2-3	U-Hall Student/Visitor Arrupe Jesuit Parking	A-10 F-2

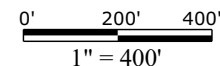
## CAMPUS HOUSING (RED)

DES	Desmond Hall	I-3
DOH	Doheny Hall	J-4
DRN	Del Rey North	I-2
DRS	Del Rey South	I-2
HAN	Hannon Apts.	F-8
HUE	Huesman Hall	I-4
LV4	Leavey 4 Apts.	C-6
LV5	Leavey 5 Apts.	B-7
LV6	Leavey 6 Apts.	C-7
LEV	Leavey Hall C-Store	F-6
MCC	McCarthy Hall	D-5
MCK	McKay Hall Iggy's Diner	F-7
OMA	O'Malley Apts.	C-5
RAT	Raine Hall	D-6

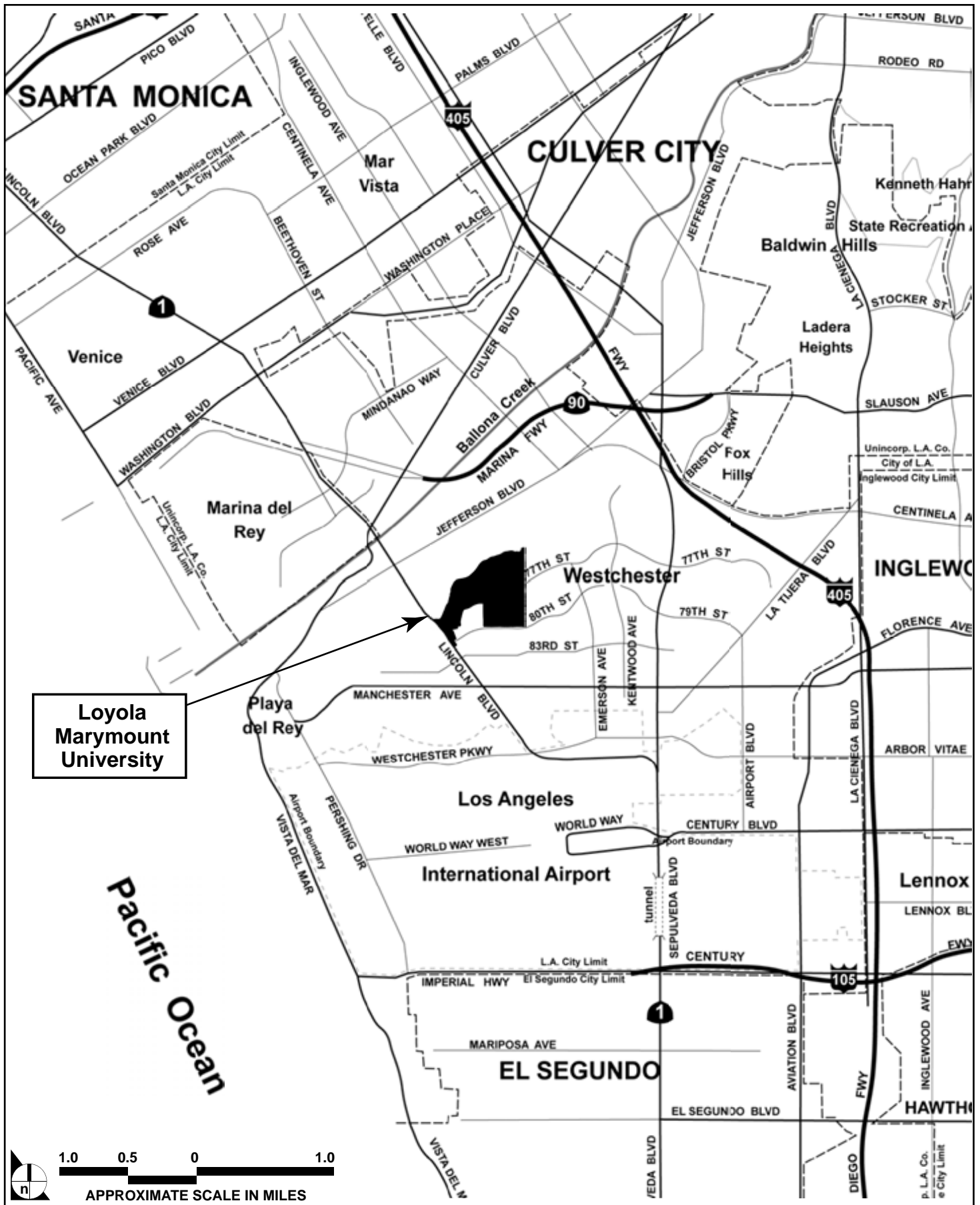


Main Entrance

Scoping Meeting Location



LMU | LA



SOURCE: Impact Sciences, Inc. – March 2007

FIGURE 2

Vicinity Map

**LOYOLA MARYMOUNT UNIVERSITY MAP**

310.338.2700 www.lmu.edu

**CAMPUS BUILDINGS (BLUE)**

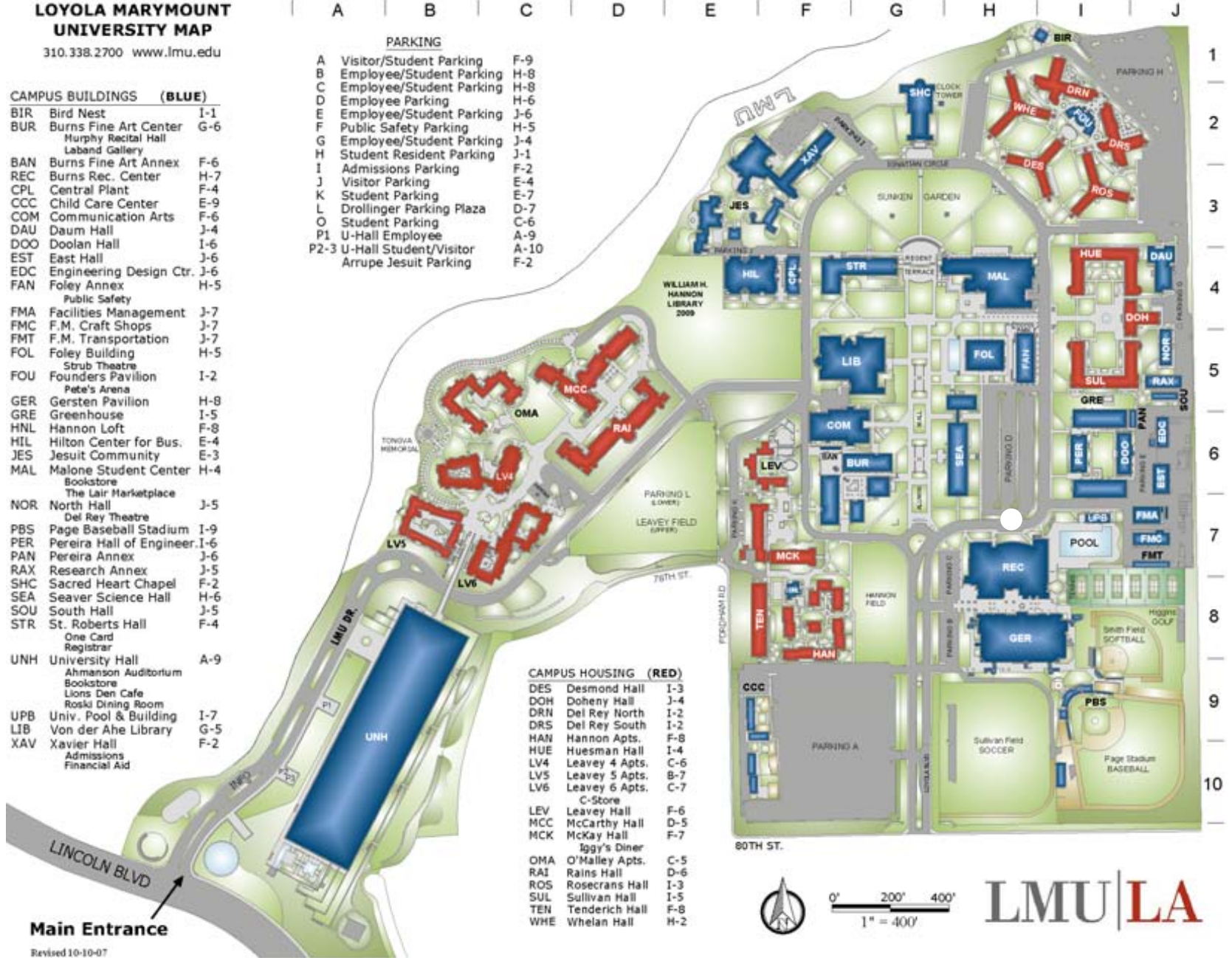
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LIB	Von der Ahe Library	G-5
XAV	Xavier Hall Admissions Financial Aid	F-2

**PARKING**

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B	Employee/Student Parking	H-8
C	Employee/Student Parking	H-8
D	Employee Parking	H-6
E	Employee/Student Parking	J-6
F	Public Safety Parking	H-5
G	Employee/Student Parking	J-4
H	Student Resident Parking	J-1
I	Admissions Parking	F-2
J	Visitor Parking	E-4
K	Student Parking	E-7
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OMA	O'Malley Apts.	C-5
RAI	Rains Hall	D-6
ROS	Rosecrans Hall	I-3
SUL	Sullivan Hall	I-5
TEN	Tenderich Hall	F-8
WHE	Whelan Hall	H-2



**Main Entrance**

Revised 10-10-07

SOURCE: Loyola Marymount University – October 2007

FIGURE 3

Loyola Marymount University Campus Map





NOT TO SCALE

SOURCE: Loyola Marymount University / DMJM Design | AECOM – February 2007

FIGURE 4

Campus Aerial Photo



**Non-Residential**

1	University	809,056	17	West	5,870
2	Drolinger	0	18	Vish der Ahe	88,427
3	Hannon Library*	88,000	19	Foley Center	36,472
4	Xavier	38,000	20	Grassie	2,880
5	Sac. Heart Chapel	25,983	21	North	9,600
6	Hilton	88,000	22	Research Annex	4,800
7	Central Plant	14,000	23	South	2,106
8	St. Robert's	51,897	24	Comm. Arts	44,862
9	Burns Rec.	88,000	25	Burns Fine Arts	48,953
10	Univ. Pool & Bldg.	2,515	26	Seaver	75,995
11	F.M. Admin	10,475	27	Penick	35,272
12	F.M. Multi-craft/Transportation	10,275	28	Clodian	15,080
13	Page Stadium	6,048	29	Penick Annex	1,440
14	Birds Jess	2,548	30	Eng. Design Ctr.	4,053
15	Mallory	92,100	31	East	5,600
16	Daum	15,891	32	Child Care Ctr.	8,624
			33	Gersten	63,800

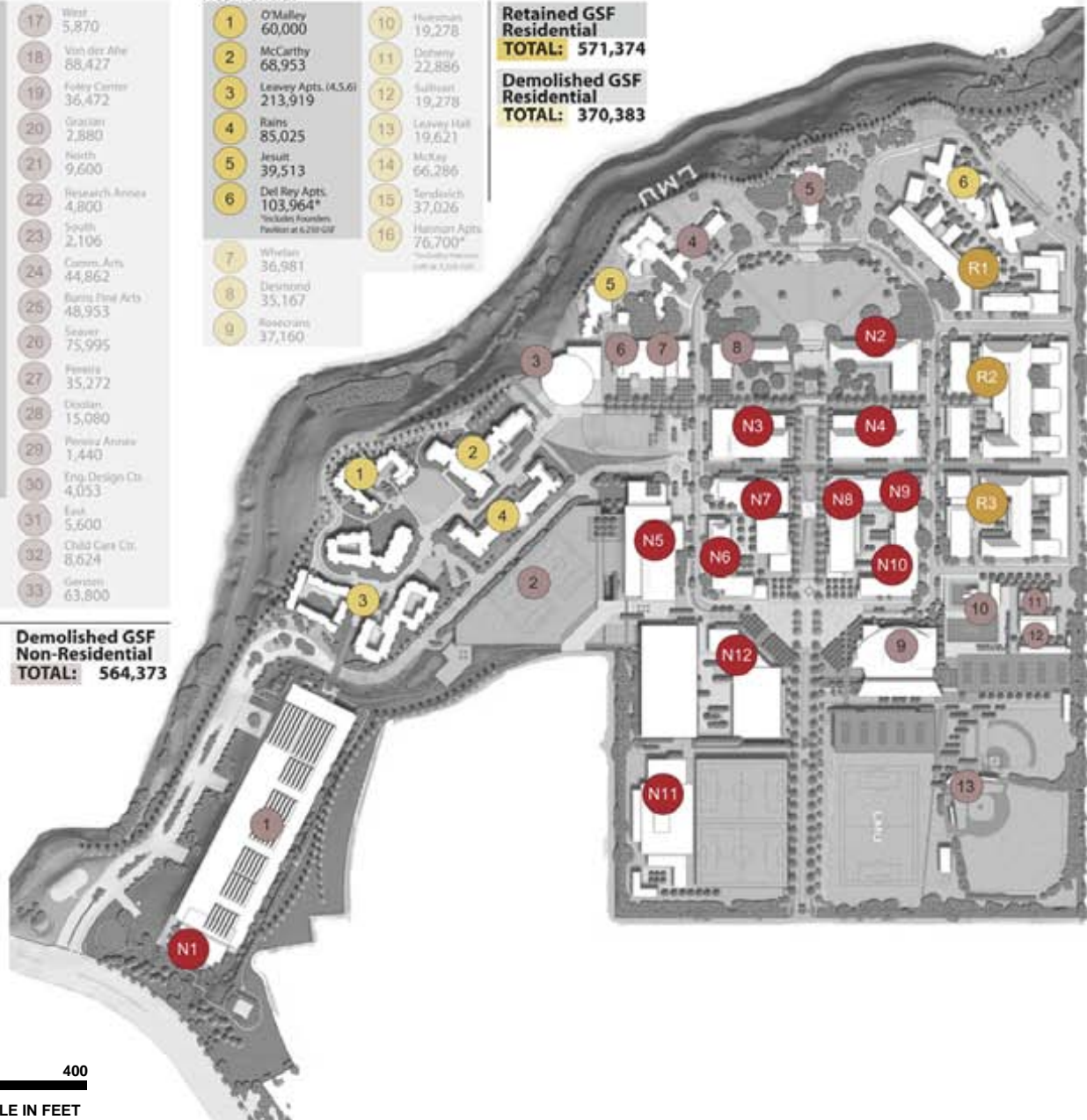
<b>Retained GSF Non-Residential</b>	<b>Demolished GSF Non-Residential</b>
<b>TOTAL: 1,232,249</b>	<b>TOTAL: 564,373</b>

**Residential**

1	O'Malley	60,000	10	Hudson	19,278
2	McCarthy	68,953	11	Doherty	22,886
3	Leavay Apts. (4.5.6)	213,919	12	Sullivan	19,278
4	Rains	85,025	13	Leavay Hall	19,621
5	Jesuit	39,513	14	McKay	66,286
6	Del Rey Apts*	103,964*	15	Tendelich	37,026
7	Whelan	36,981	16	Hannon Apts	76,700*
8	Devinsford	35,167			
9	Rosenzans	37,160			

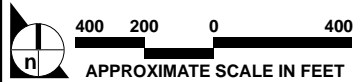
**Retained GSF Residential**  
**TOTAL: 571,374**

**Demolished GSF Residential**  
**TOTAL: 370,383**



**New & Replaced GSF**

Non-Residential	Residential		
N1	80,000	R1	258,000
N2	65,250	R2	336,000
N3	126,900	R3	252,000
N4	114,100		
N5	143,250		
N6	73,100		
N7	115,600		
N8	99,400		
N9	2,500		
N10	96,750		
N11	108,000		
N12	105,600		
<b>TOTAL:</b>	<b>1,130,450</b>	<b>TOTAL:</b>	<b>846,000</b>



SOURCE: Loyola Marymount University (Confidential - for internal use only) - May 2007

FIGURE 5

Proposed Development



C.D. 11  
 C.T. 2785.00  
 P.A. WESTCHESTER-PLAYA DEL REY



**GC MAPPING SERVICE INC.**

3055 WEST VALLEY BLVD.  
 ALHAMBRA CA. 91803  
 (626)441-1080 FAX (626)441-8850  
 gcmapping@radiusmaps.com

**E.I.R.**

CASE NO.  
 DATE: 04-25-2008  
 SCALE: 1" = 200'  
 USES: FIELD  
 D.M. 102 B 157, 102 B 161,  
 99 B 157, 99 B 161  
 T.G. PAGE: 02 GRID: E-1 E-2

149.65 NET AC

# CITY OF LOS ANGELES

OFFICE OF THE CITY CLERK  
ROOM 395, CITY HALL  
LOS ANGELES, CALIFORNIA 90012

## CALIFORNIA ENVIRONMENTAL QUALITY ACT

# INITIAL STUDY AND CHECKLIST

(Article IV – City CEQA Guidelines)

LEAD CITY AGENCY	COUNCIL DISTRICT	DATE
City of Los Angeles Planning Department	CD 11	April 3, 2008

### RESPONSIBLE AGENCIES

City of Los Angeles

### PROJECT TITLE/NO.

Loyola Marymount University Specific Plan

### CASE NO.

### PREVIOUS ACTIONS CASE NO.

Numerous entitlements have been granted and other actions have been taken regarding the Loyola Marymount University campus as the university acquired additional land. A summary of the campus' entitlement history is included on Attachment A to Initial Study and Checklist, Entitlement History Summary.

DOES have significant changes from previous actions.

DOES NOT have significant changes from previous actions.

### PROJECT DESCRIPTION:

See Attachment B to Initial Study and Checklist.

### ENVIRONMENTAL SETTING:

Loyola Marymount University (LMU) is located in the Westchester community of the City of Los Angeles. Occupying approximately 142 acres atop the Westchester Bluffs, the campus, which first moved to the Westchester neighborhood in 1929, and presently comprises three distinct but contiguous campuses: the original 99-acre Burns (Main) Campus, the 27-acre Leavey Campus, and the 16-acre Hughes Campus, which includes the former Raytheon/Hughes corporate headquarters building and formal campus entry on Lincoln Boulevard. The campus is developed with approximately 1.8 million square feet of non-residential facilities housing academic, administrative, and student support programs, and 940,000 square feet of student and faculty residential facilities. The campus was predominantly built between the 1950s and 1970s. Parking structures and surface lots provide approximately 4,000 parking spaces on campus. The University's enrollment in Spring 2008, the most recent semester for which figures are available, stood at 7,197.8 full time equivalent students ("FTES"), including 5,330.8 undergraduate FTES and 1,867 graduate FTES. These numbers do not include enrollment at Loyola Law School, which is not located on LMU's Westchester campus. The current enrollment cap, which was last increased in 2001, stands at 7,800 FTES.

The campus is located on the Westchester Bluffs overlooking Playa Vista, a mixed-use residential and commercial community on the north. Single-family residential neighborhoods surround the campus on the east, west, and south. The Ballona Wetlands and Marina del Rey are located to the northwest. See Attachment B for further discussion.

### PROJECT LOCATION

1 LMU Drive, Los Angeles, CA 90045-2569. See Attachment B to Initial Study and Checklist.

<b>PLANNING DISTRICT</b>		<b>STATUS:</b>
Westchester-Playa del Rey Community Plan Area Los Angeles Coastal Transportation Corridor Specific Plan Area		<input type="checkbox"/> PRELIMINARY <input type="checkbox"/> PROPOSED <u>June 13, 1974</u> <input checked="" type="checkbox"/> ADOPTED <u>date</u>
<b>EXISTING ZONING</b>	<b>MAX. DENSITY ZONING</b>	<input type="checkbox"/> DOES CONFORM TO PLAN  <input type="checkbox"/> DOES NOT CONFORM TO PLAN  <input type="checkbox"/> NO DISTRICT PLAN
[Q]R4-1		
<b>PLANNED LAND USE &amp; ZONE</b>	<b>MAX. DENSITY PLAN</b>	
Continued university use, to be zoned R4-1 according to specific plan		
<b>SURROUNDING LAND USES</b>	<b>PROJECT DENSITY</b>	
See Attachment B to Initial Study and Checklist.	See project description.	

**DETERMINATION (To be completed by 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.

<b>SIGNATURE</b>	<b>TITLE</b>

## 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 than 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 Section XVII, “Earlier Analysis,” 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:
  - 1) Earlier Analysis Used. Identify and state where they are available for review.
  - 2) 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.
  - 3) 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:
- 1) The significance criteria or threshold, if any, used to evaluate each question; and
  - 2) The mitigation measure identified, if any, to reduce the impact to less than significance.

**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.

- |  |   |  |
|--|---|--|
| <input checked="" type="checkbox"/> Aesthetics           | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Public Services                    |
| <input type="checkbox"/> Agricultural Resources          | <input checked="" type="checkbox"/> Hydrology/Water Quality       | <input checked="" type="checkbox"/> Recreation                         |
| <input checked="" type="checkbox"/> Air Quality          | <input checked="" type="checkbox"/> Land Use/Planning             | <input checked="" type="checkbox"/> Transportation/Traffic             |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources                        | <input checked="" type="checkbox"/> Utilities/Service Systems          |
| <input checked="" type="checkbox"/> Cultural Resources   | <input checked="" type="checkbox"/> Noise                         | <input checked="" type="checkbox"/> Mandatory Findings of Significance |
| <input checked="" type="checkbox"/> Geology/Soils        | <input type="checkbox"/> Population/Housing                       |  |

**INITIAL STUDY CHECKLIST (To be completed by the Lead City Agency)**

 **BACKGROUND**

<b>PROPONENT NAME</b>	<b>PHONE NUMBER</b>
Lynne Scarboro, Senior Vice President of Administration, Loyola Marymount University	(310) 338-2700
<b>PROPONENT ADDRESS</b>	
1 LMU Drive, Los Angeles, CA 90045-2569	
<b>AGENCY REQUIRING CHECKLIST</b>	<b>DATE SUBMITTED</b>
City of Los Angeles, Department of City Planning	April 3, 2008
<b>PROPOSAL NAME (If Applicable)</b>	
Loyola Marymount University Specific Plan	



**ENVIRONMENTAL IMPACTS**

(Explanations of all potentially and less than significant impacts are required to be attached on separate sheets)

**I. AESTHETICS.** Would the project:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, or other locally recognized desirable aesthetic natural feature within a city-designated scenic highway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**II. AGRICULTURAL 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 on agriculture and farmland. Would the project:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict the existing zoning for agricultural use, or a Williamson Act Contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**III. AIR QUALITY.** The significance criteria established by the South Coast Air Quality Management District (SCAQMD) may be relied upon to make the following determinations. Would the project result in:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with or obstruct implementation of the SCAQMD or Congestion Management Plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



- |   |                                     |                          |                          |                          |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| c. Result in a cumulatively considerable net increase of any criteria pollutant for which the air basin is nonattainment (ozone, carbon monoxide, & PM 10) under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Expose sensitive receptors to substantial pollutant concentrations?  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Create objectionable odors affecting a substantial number of people?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**IV. BIOLOGICAL RESOURCES.** Would the project:

- |  | Potentially Significant Impact      | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact                |
|--|-------------------------------------|--|------------------------------|--------------------------|
| a. Have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations by the California Department of Fish and Game or U.S. Fish and Wildlife Service ? | <input checked="" type="checkbox"/> | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input type="checkbox"/> |
| b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in the City or regional plans, policies, regulations by the California Department of Fish and Game or U.S. Fish and Wildlife Service ?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input type="checkbox"/> |
| c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh vernal pool, coastal, etc.) Through direct removal, filling, hydrological interruption, or other means?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input type="checkbox"/> |
| 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?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input type="checkbox"/> |
| e. Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance (e.g., oak trees or California walnut woodlands)?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input type="checkbox"/> |
| 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?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input type="checkbox"/> |

**V. CULTURAL RESOURCES:** Would the project:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Cause a substantial adverse change in significance of a historical resource as defined in State CEQA Section 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Cause a substantial adverse change in significance of an archaeological resource pursuant to State CEQA Section 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**VI. GEOLOGY AND SOILS.** Would the project:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Expose people or structures to 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potential result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**VII. HAZARDS AND HAZARDOUS MATERIALS.**

Would the project:

- a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials
- 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 0.25 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 it 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 2 miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?
- f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for the people residing or working in the area?
- g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**VIII. HYDROLOGY AND WATER QUALITY.** Would the project:

- a. Violate any water quality standards or waste discharge requirements?
- b. Substantially deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned land uses for which permits have been granted)?

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- |  |                                     |                          |                          |                                     |
|--|-------------------------------------|--------------------------|--------------------------|-------------------------------------|
| c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off site?  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| e. 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?  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| f. Otherwise substantially degrade water quality?  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| g. Place housing within a 100-year flood plain as mapped on federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?   | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h. Place within a 100-year flood plain structures which would impede or redirect flood flows?  | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i. Expose people or structures to a significant risk of loss, inquiry or death involving flooding, including flooding as a result of the failure of a levee or dam?  | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| j. Inundation by seiche, tsunami, or mudflow?  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |

**IX. LAND USE AND PLANNING.** Would the project:

- |   | Potentially Significant Impact      | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|---|-------------------------------------|--|------------------------------|-------------------------------------|
| a. Physically divide an established community?  | <input type="checkbox"/>            | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| b. Conflict with applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input checked="" type="checkbox"/> | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input type="checkbox"/>            |
| c. Conflict with any applicable habitat conservation plan or natural community conservation plan?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input type="checkbox"/>            |

**X. MINERAL RESOURCES.** Would the project:

- |  | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| 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?                                 | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

**XI. NOISE.** Would the project result in:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Exposure of persons to or generation of noise in level in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Exposure of people to or generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**XII. POPULATION AND HOUSING.** Would the project:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Induce substantial 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Displace substantial numbers of existing housing necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Displace substantial numbers of people necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**XIII. PUBLIC SERVICES.** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Fire protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Police protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

e. Other public facilities (libraries)?

**XIV. RECREATION.**

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?

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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?

**XV. TRANSPORTATION/CIRCULATION.** Would the project:

a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to ratio capacity on roads, or congestion at intersections)?

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?

c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

d. Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

e. Result in inadequate emergency access?

f. Result in inadequate parking capacity?

g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

**XVI. UTILITIES.** Would the project:

a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

- |   |                                     |                          |                                     |                          |
|---|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?                                      | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| d. Have sufficient water supplies available to serve the project from existing entitlements and resource, or are new or expanded entitlements needed?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| e. 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? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| g. Comply with federal, state, and local statutes and regulations related to solid waste?   | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**XVII. MANDATORY FINDINGS OF SIGNIFICANCE.**

- |  | Potentially Significant Impact      | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact                |
|--|-------------------------------------|--|------------------------------|--------------------------|
| a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, 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? | <input checked="" type="checkbox"/> | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input type="checkbox"/> |
| b. Does the project have impacts which are individually limited, but cumulatively considerable?<br>("Cumulatively considerable" means that the incremental effects of an individual 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).   | <input checked="" type="checkbox"/> | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input type="checkbox"/> |
| c. Does the project have environmental effects which cause substantial adverse effects on human beings, either directly or indirectly?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input type="checkbox"/> |



**DISCUSSION OF THE ENVIRONMENTAL EVALUATION** (Attach additional sheets if necessary)

PREPARED BY	TITLE	TELEPHONE #	DATE
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## I. AESTHETICS

Would the project:

a. *Have a substantial adverse effect on a scenic vista?*

**Potentially Significant Impact.** The campus is located atop the Westchester Bluffs, which are approximately 120 feet high and located south of Playa Vista. The northern perimeter of the campus is visually prominent from roadways and public vantage points north of the campus. The campus is potentially visible from Culver Boulevard, approximately three-quarters of a mile to the north, which is designated as a scenic highway in the Westchester-Playa del Rey Community Plan. Buildout of the proposed Specific Plan would result in the demolition of some existing buildings and landscaping on campus and the introduction of new buildings, which may alter existing views of the campus. A height control plan is proposed which would limit building heights along the campus perimeter, stepping up to increased heights with distance from the perimeter. Proposed buildings would not exceed 75 feet in height above grade on the campus, consistent with existing building heights. Nonetheless, new development on campus may be visible from vantage points north of the campus. Impacts are potentially significant and additional analysis is required in an EIR.

b. *Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, or other locally recognized desirable aesthetic natural feature within a city-designated scenic highway?*

**Potentially Significant Impact.** Buildout under the proposed Specific Plan could alter scenic resources or potentially historic buildings or other features on campus. The campus does not lie along a designated scenic highway, but is partially visible from Culver Boulevard, which is designated as a scenic highway in the Westchester-Playa del Rey Community Plan. Impacts to scenic resources are potentially significant and additional analysis is required in an EIR. Refer to **Section V., Cultural Resources of this Initial Study** for further discussion of historic resources. As discussed therein, a survey will be performed to determine potential project impacts on historic resources on campus.

c. *Substantially degrade the existing visual character or quality of the site and its surroundings?*

**Potentially Significant Impact.** Buildout under the proposed Specific Plan would result in replacement and renovation of existing buildings and facilities throughout campus. Approximately 564,373 square feet of non-residential building area and 370,383 square feet of residential building area would be demolished and replaced with 1,130,450 square feet of non-residential area and 846,000 square feet of residential area. The architectural style proposed for new buildings will be complementary to existing buildings. The project is intended to unify new and preexisting construction. Buildout under the proposed Specific Plan would replace and renovate buildings throughout campus and along the perimeter. Further analysis should be conducted to determine visual changes along the campus boundaries as seen from offsite vantages and to evaluate the Specific Plan's consistency with applicable design guidelines contained in the Westchester-Playa del Rey Community Plan. Specific Plan implementation could result in potentially significant impacts on the visual character of the campus and additional analysis is required in an EIR.

With regard to potential shade and shadow impacts, the City's screening criteria indicate that only proposed buildings greater than 60 feet in height above grade, with shade-sensitive uses in close

proximity (i.e., a horizontal distance equal to or less than three times the proposed building height) to the north, northwest or northeast, require additional study in an EIR. Proposed buildings on campus would not exceed 75 feet in height above adjacent grade. Buildings would be stepped up to that height as distance from the campus perimeter increases, as follows: between 40 and 74.9 feet from the perimeter, new buildings will be a maximum of 25 feet in height above adjacent grade; between 75 and 149.9 feet they will be a maximum of 37.5 feet in height above adjacent grade; and beyond 150 feet buildings would be a maximum of 75 feet in height above adjacent grade. Even so, there is potential for shading of off-site sensitive residential uses by proposed new development on campus. For this reason, additional study in an EIR is required.

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

**Potentially Significant Impact.** Buildout under the proposed Specific Plan would create approximately 476,000 square feet of net new residential uses and approximately 566,000 square feet of net new non-residential uses, as well as changes in building height, bulk, and mass. Additionally, the Specific Plan provides for the construction of illuminated outdoor recreation facilities. Accordingly, new sources of light and glare areas would be introduced in the largely suburban neighborhood. Light and glare impacts are potentially significant and additional analysis in an EIR is required.

## II. AGRICULTURAL RESOURCES

Would the project:

a. *Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, 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.** No farmland as designated by the Farmland Mapping and Monitoring Program exists on the campus or in the vicinity. Buildout under the proposed Specific Plan would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance and no significant impacts on farmland would occur. No further analysis is required.

b. *Conflict the existing zoning for agricultural use, or a Williamson Act Contract?*

**No Impact.** The campus is currently designated for Low-Density Residential land uses in the Westchester-Playa del Rey Community Plan. A General Plan amendment is proposed to conform this designation to the University use; however, buildout under the proposed Specific Plan would not conflict with zoning for agricultural use or a Williamson Act contract, since no agricultural resources or activities occur on campus. No impact would occur and no further analysis is required.

c. *Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?*

**No Impact.** As previously stated, the campus is already developed and is located in a suburban setting. For this reason, buildout under the proposed Specific Plan would not convert farmland to non-agricultural uses. No impact would occur and no additional analysis is required.

### III. AIR QUALITY

Would the project:

a. *Conflict with or obstruct implementation of the SCAQMD AQMP or Congestion Management Plan?*

**Potentially Significant Impact.** Buildout under the proposed Specific Plan would result in construction of a total of approximately 476,000 square feet of net new residential uses and approximately 566,000 square feet of net new non-residential uses. However, the University does not plan to increase the existing, approved 7,800-student enrollment cap. Moreover, the introduction of new residential housing and University goal to increase the percentage of undergraduate students living on campus from 60 percent to 75 percent may reduce the number of daily vehicle trips associated with University operations, especially during AM and PM peak periods. Nonetheless, additional analysis is recommended in an EIR.

b. *Violate any air quality standard or contribute substantially to an existing or projected air quality violation?*

**Potentially Significant Impact.** The LMU campus is located in the Los Angeles Basin, which is in nonattainment for a number of criteria air pollutants. Construction emissions, stationary operational emissions, and vehicle emissions associated with any additional daily vehicle trips would contribute to existing air quality violations. Therefore, additional analysis is required in an EIR.

c. *Result in a cumulatively considerable net increase of any criteria pollutant for which the air basin is nonattainment (ozone, carbon monoxide, & PM10) under an applicable federal or state ambient air quality standard?*

**Potentially Significant Impact.** The LMU campus is located in the Los Angeles Basin, which is in nonattainment for a number of criteria air pollutants, including ozone, carbon monoxide (CO) and PM10. Construction emissions, stationary operational emissions, and vehicle emissions associated with any additional daily vehicle trips would contribute to existing air quality violations. Because nitrogen oxide (NOX) and Reactive Organic Gases (ROGs) are precursor pollutants in the creation of ozone, these pollutants are also of interest and therefore regulated. Additionally, localized significance threshold (LST) analyses, which evaluate project-specific air quality impacts in light of ambient pollutant concentrations in specific source receptor areas, are now recommended by the SCAQMD for inclusion in an EIR. Therefore, additional analysis is required in an EIR to determine the extent to which construction and operations from buildout under the proposed Specific Plan would increase the presence of criteria pollutants CO, PM10 and PM2.5, NOX, sulfur dioxide (SO<sub>2</sub>), and ROGs in the project area and Los Angeles Basin.

d. *Expose sensitive receptors to substantial pollutant concentrations?*

**Potentially Significant Impact.** Buildout under the proposed Specific Plan has the potential to expose sensitive receptors to pollutant concentrations during project construction and operation. Construction activities would generate vehicle and construction equipment emissions as well as dust generation from construction activities. The effects of the additional proposed campus residential housing on the number of daily vehicle trips following Specific Plan buildout should be evaluated in an EIR. Additional analysis is required in an EIR.

e. *Create objectionable odors affecting a substantial number of people?*

**Potentially Significant Impact.** Buildout under the proposed Specific Plan would increase the density of development on the campus. Additional analysis is required in an EIR to determine if any objectionable odors would be created or intensified as a result of Specific Plan buildout.

#### IV. BIOLOGICAL RESOURCES

Would the project:

- a. *Have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*
- b. *Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in the City or regional plans, policies, regulations by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*

**Items a. and b.: Potentially Significant Impacts.** The Ballona Wetlands are an important habitat for marine and mudflat wildlife. Given the proximity of the campus to the Ballona Wetlands and other ecological resources including the Westchester Bluffs, Ballona Creek, the Ballona Creek Significant Ecological Area, and Del Rey Lagoon, Specific Plan buildout may have the potential to affect candidate, sensitive and/or special status species and habitat. Additionally, any trees on campus that provide habitat to nesting birds and are subject to removal or other impacts as the result of Specific Plan buildout should be identified. Runoff, noise, or fugitive dust could potentially impact the bluff habitat below the campus. Impacts on wildlife and habitat are potentially significant and additional analysis is required in an EIR.

c. *Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

**Potentially Significant Impact.** The campus is located less than one mile from the Ballona Wetlands. While the Specific Plan would not allow for the direct removal or filling of any wetlands, buildout under the Specific Plan could result in altered drainage patterns both during the construction phase and at buildout. Surface runoff originating on the campus could adversely impact the nearby wetland and coastal areas. Therefore, additional analysis is required in an EIR to define potential impacts, if any, to jurisdictional waters and wetlands and identify design features and/or mitigation measures, in accordance with Section 404 of the Clean Water Act that would reduce potentially significant impacts to jurisdictional waters and wetlands.

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?*

**Potentially Significant Impact.** Given the proximity of the campus to the Ballona Wetlands and other ecological resources including the Westchester Bluffs, Ballona Creek, the Ballona Creek Significant Ecological Area, and Del Rey Lagoon, Specific Plan buildout may have the potential to interfere with

wildlife migratory patterns. Impacts on wildlife habitat and movement are potentially significant and additional analysis is required in an EIR.

*e. Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance (e.g., oak trees or California walnut woodlands)?*

**Potentially Significant Impact.** The City of Los Angeles Tree Ordinance regulates the relocation or removal of protected trees, including most oak varieties, Southern California Black Walnut, Western Sycamore, and California Bay. A formal survey should be conducted to determine if any such trees are present on the campus and if they were proposed for removal or relocation as a result of buildout under the Specific Plan. Therefore, further analysis is required in an EIR.

*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?*

**Potentially Significant Impact.** The campus is not located within a designated habitat conservation plan. However, due to the proximity of the campus to the Ballona Wetlands, further analysis is required to determine if the project would conflict with the provisions of any approved local, regional, or state habitat conservation plans.

## V. CULTURAL RESOURCES

Would the project:

*a. Cause a substantial adverse change in significance of a historical resource as defined in State CEQA Section 15064.5?*

**Potentially Significant Impact.** The majority of buildings on campus were built between the late 1950s and 1970s and many of these buildings have been designated for replacement. However, the Burns portion of the LMU campus was established in its present location in 1929 and, although no campus buildings are presently designated as historical resources, some buildings and other features may be eligible for listing on the National or State Register or as a City of Los Angeles Historic-Cultural Monument. A survey is needed to determine the historical significance of campus buildings or other features. Potential impacts on historical resources require further discussion in an EIR.

*b. Cause a substantial adverse change in significance of an archaeological resource pursuant to State CEQA Section 15064.5?*

**Potentially Significant Impact.** Prehistoric and historic archaeological sites and survey areas have been identified in the campus vicinity.<sup>1</sup> Earthwork associated with project grading and construction could result in the discovery, unearthing, and/or disturbance of archaeological resources that may be identified as archaeological resources pursuant to *State CEQA Guidelines* Section 15064.5. Therefore, further study to identify the presence of potentially significant archaeological resources is required in an EIR.

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<sup>1</sup> Westchester-Playa Del Rey Community Plan Update Draft EIR, p. 4.9-2. July 2003.

c. *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

**Potentially Significant Impact.** Grading and earthmoving could result in the discovery, unearthing, and/or disturbing of unique paleontological resources. Therefore, further study to identify the presence of potentially significant paleontological resources is required in an EIR.

d. *Disturb any human remains, including those interred outside of formal cemeteries?*

**Potentially Significant Impact.** The campus vicinity is considered to contain archaeological sites as shown on Figure 4.9-2, Prehistoric and Historic Archaeological Resources in the Westchester-Playa del Rey Community Plan Update Draft EIR.<sup>2</sup> Earth-disturbing activities in the undeveloped and undisturbed portions of campus could potentially disturb previously unknown and undisturbed human remains. Therefore, further study is required in an EIR.

## VI. GEOLOGY AND SOILS

Would the project:

a. *Exposure of people or structures to 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?

**Potentially Significant Impact.** The project site does not fall within an Alquist-Priolo Zone. However, the campus is located west of the potentially active Charnock Fault, one of four faults adjacent to the Westchester-Playa Del Rey Community Plan Area. Buildout under the proposed Specific Plan would not result in an increase in the enrollment cap of 7,800 students; therefore, the campus population is not anticipated to grow substantially. However, the Specific Plan contemplates increasing the number of undergraduate students living on campus from 60 percent to 75 percent. The potential exists for the placement of new buildings and structures in an area potentially subject to fault rupture. Additional analysis is required in an EIR to further define this risk and identify project features and mitigation measures to reduce potentially significant impacts associated with earthquake induced fault ruptures.

- ii. Strong seismic ground shaking?

**Potentially Significant Impact.** The project site is located west of the potentially active Charnock Fault, one of four faults adjacent to the Westchester-Playa Del Rey Community Plan Area. Therefore, the potential does exist for the project to place people and structures in an area potentially subject to strong seismic ground shaking. Additional analysis is required in an EIR to further define this risk and identify project features and mitigation measures to reduce potentially significant impacts associated with strong seismic ground shaking.

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<sup>2</sup> Ibid.

iii. Seismic-related ground failure, including liquefaction?

**Potentially Significant Impact.** According to maps prepared by the California Geological Survey, the project site is not located within a zone subject to earthquake induced landslides or liquefaction.<sup>3</sup> However, the project site is located adjacent to the liquefaction zone north of the Westchester Bluffs. Additionally, the project site is located in a seismically active zone. Therefore, buildout under the Specific Plan has the potential to expose people and structures to potentially significant adverse effects related to seismic-related ground failure, including liquefaction. Additional analysis is required in an EIR to further define this risk and identify project features and mitigation measures to reduce potentially significant impacts associated with seismic-related ground failure, including liquefaction.

iv. Landslides?

**Potentially Significant Impact.** According to maps prepared by the California Geological Survey, the project site is not located within a zone subject to earthquake induced landslides.<sup>4</sup> However, the project site is located on top of the Westchester Bluffs and, according to the City of Los Angeles Planning Department, is subject to landslides.<sup>5</sup> Therefore, buildout under the Specific Plan has the potential to expose people and structures to potentially significant adverse effects related to landslides. Additional analysis is required in an EIR to further define this risk and identify project features and mitigation measures to reduce potentially significant impacts associated with landslides.

b. *Result in substantial soil erosion or the loss of topsoil?*

**Potentially Significant Impact.** During project construction, substantial demolition, grading and earthmoving, especially in preparation for subterranean facilities, would be required. Exposed soils during project grading would be susceptible to soil erosion during rain events. Therefore, additional analysis is required in an EIR to further define the potential extent of soil erosion and loss of topsoil and to identify project design features and mitigation measures which could reduce this potentially significant impact.

c. *Be located on a geologic unit or soil 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.** According to maps prepared by the California Geological Survey, the campus is not located in a zone subject to earthquake-induced landslides or liquefaction.<sup>6</sup> However, the campus is located on top of the Westchester Bluffs, which are subject to landslides, according to the City of Los Angeles Planning Department.<sup>7</sup> Furthermore, the campus is located adjacent to the liquefaction zone north of the Westchester Bluffs and is located in a seismically-active zone. Additional analysis is required in an EIR to further define this risk and identify project features and mitigation measures to

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<sup>3</sup> California Department of Conservation, Division of Mines and Geology. *State of California Seismic Hazard Zones Map*. Accessed March 13, 2007. <<http://www.conservation.ca.gov/cgs/shzp/>>

<sup>4</sup> Ibid.

<sup>5</sup> City of Los Angeles Department of City Planning, *Parcel Profile Report, Zone Information and Map Access System (ZIMAS)*, Accessed March 13, 2007. <<http://zimas.lacity.org/>>

<sup>6</sup> California Department of Conservation, Division of Mines and Geology. *State of California Seismic Hazard Zones Map*. Accessed March 13, 2007. <<http://www.conservation.ca.gov/cgs/shzp/>>

<sup>7</sup> City of Los Angeles Department of City Planning, *Parcel Profile Report, Zone Information and Map Access System (ZIMAS)*. Accessed March 13, 2007. <<http://zimas.lacity.org/>>

reduce potentially significant impacts associated with landslides, lateral spreading, subsidence, liquefaction and collapse.

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

**Potentially Significant Impact.** The campus is already developed and is located in a highly urbanized area. While it is anticipated that the project would not involve development on expansive soils or soils that are unstable, additional analysis is required to evaluate the range of soil types existing across campus. Therefore, a potentially significant impact related to expansive soils could result and further discussion in an EIR is required.

e. *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 waste water?*

**No Impact.** Buildout under the proposed Specific Plan would not necessitate the use of septic tanks or alternative wastewater disposal systems. The proposed project would be connected to existing City of Los Angeles wastewater conveyance systems. Therefore, no impact would occur.

## VII. HAZARDS AND HAZARDOUS MATERIALS

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.** Buildout under the proposed Specific Plan is not expected to introduce new sources of hazardous materials requiring transport, use, or disposal. Hazardous materials presently used on campus include chemicals used by science laboratories, landscaping pesticides and fertilizers, and common household chemicals. As the project will not increase the number enrollment cap of 7,800 FTES and would primarily upgrade or replace existing facilities, as opposed to introducing new facilities, the use and presence of any hazardous materials would be similar to present conditions. No significant hazard to the public is anticipated with any of these uses. Nonetheless, further analysis will be required in an EIR to characterize the presence of any hazardous materials and evaluate potential risks associated with their transport, use, or disposal.

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?*

**Potentially Significant Impact.** Older buildings selected for replacement may contain asbestos, lead-based paints, and other hazardous building materials. During demolition, these materials may be released into the environment. Soil exposed during excavation may cause the release of hazardous substances. Additionally, the project site is located within a designated methane zone area.<sup>8</sup> Therefore, further analysis is required in an EIR to characterize the presence of any hazardous materials and evaluate potential risks associated with any released materials. In addition, the EIR will evaluate the risk associated with methane.

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<sup>8</sup> City of Los Angeles Department of City Planning, Parcel Profile Report, *Zone Information and Map Access System (ZIMAS)*. Accessed March 13, 2007. <<http://zimas.lacity.org/>>



- c. *Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?*

**Potentially Significant Impact.** No elementary, middle, or high schools are located within one-quarter of a mile of the LMU campus; the closest schools are Cowan Avenue Elementary and Kentwood Avenue Elementary, which are both located nearly 0.50 mile east of the campus. While Loyola Marymount University primarily serves college-aged students, some freshmen may be under 18 years of age. In addition, there are some K-12 activities on campus during the summer. Construction and operation of Specific Plan components could result in the release of hazardous substances. Because of the presence of minor children on the LMU campus, the potential for the emission of hazardous materials should be analyzed in an EIR.

- 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 it create a significant hazard to the public or the environment?*

**Potentially Significant Impact.** No leaking underground fuel tanks (LUFT sites) or leaking underground storage tanks (LUST sites) were identified on the campus.<sup>9</sup> Moreover, the project site is not included on the National Priorities List (NPL).<sup>10</sup> However, a full search of all applicable hazardous materials databases should be conducted. Additional analysis is required in an EIR to determine whether the site is listed on any other hazardous materials database lists.

- e. *For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?*

**Less Than Significant Impact.** The campus is slightly less than one mile north of Los Angeles International Airport, but is not located in an airport land use plan area. Buildout under the proposed Specific Plan is not anticipated to affect or be affected by airport operations. Therefore, impacts related to safety would be less than significant and no additional analysis is required.

- f. *For a project within the vicinity of a private airstrip, would the project result in a safety hazard for the people residing or working in the area?*

**No Impact.** No private airstrips are located in the vicinity of the campus. No impacts related to private aviation safety hazards are anticipated and no additional analysis is required.

- g. *Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

**Potentially Significant Impact.** Buildout under the proposed Specific Plan would alter existing access and circulation onto and within the campus. Therefore, additional analysis in an EIR is required to determine if any adopted emergency response or emergency evacuation plans would be affected.

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<sup>9</sup> California Environmental Protection Agency State Water Resources Control Board, GeoTracker website. Accessed March 9, 2007. <[www.geotracker.swrcb.ca.gov/](http://www.geotracker.swrcb.ca.gov/)>

<sup>10</sup> United States Environmental Protection Agency, CERCLIS, RODS, an Archived Sites Information website. Accessed on March 9, 2007. <[www.epa.gov/superfund/sites](http://www.epa.gov/superfund/sites)>

- h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?*

**No Impact.** The campus is located within a highly developed, urbanized community of the City of Los Angeles and is not subject to wildland fires. No impacts related to wildland fires are anticipated and no further analysis is required.

## VIII. HYDROLOGY AND WATER QUALITY

Would the project:

- a. Violate any water quality standards or waste discharge requirements?*

**Potentially Significant Impact.** Buildout under the proposed Specific Plan has the potential to alter the existing volume, flow, and quality of urban runoff as a result of construction activities and the reconfiguration of uses on campus. Therefore, impacts related to water quality and waste discharge standards are potentially significant. Additional analysis is required in an EIR.

- b. Substantially deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned land uses for which permits have been granted)?*

**Potentially Significant Impact.** Implementation of the proposed project is not anticipated to substantially deplete groundwater supplies. The proposed project would rely upon City of Los Angeles water supplies, as provided through the City of Los Angeles Department of Water and Power (LADWP). The LADWP does rely upon groundwater to meet a portion of the water demand for the City, although a majority of the City's water supply is imported from sources other than local groundwater. The campus is presently largely developed with impervious surfaces. However, because of the need for excavation in association with proposed Specific Plan buildout and the proximity of the campus to the bluff, potential impacts to groundwater should be addressed in the EIR. A geotechnical report will be prepared and will serve as the basis for this analysis.

- c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off site?*
- d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site?*

**Items c. and d.: Potentially Significant Impacts.** Buildout under the proposed Specific Plan has the potential to alter the drainage patterns on the site as a result of construction activities and the reconfiguration of uses on campus. Soils would be exposed during construction activities. These actions could result in increased erosion, siltation or flooding. Therefore, impacts associated with altering the existing site drainage pattern must be further analyzed in an EIR.

- e. 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?*

f. *Otherwise substantially degrade water quality?*

**Items e. and f.: Potentially Significant Impacts.** The project has the potential to increase the quantity and quality of runoff water as a result of construction activities and the reconfiguration of uses on campus. Minor flooding has been observed at the north end of Alumni Mall and the site of the William H. Hannon Library. Additional analysis in an EIR is required to determine if the capacity of any existing or planned on-site and/or off-site stormwater drainage systems would be exceeded or if applicable water quality standards would be exceeded.

g. *Place housing within a 100-year flood plain as mapped on federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?*

h. *Place within a 100-year flood plain structures which would impede or redirect flood flows?*

**Items g. and h.: No Impacts.** The project site is not located within any flood zone.<sup>11</sup> No flood impacts would occur and no further analysis is required.

i. *Expose people or structures to a significant risk of loss, inquiry or death involving flooding, including flooding as a result of the failure of a levee or dam?*

**No Impact.** Buildout under the proposed Specific Plan does not create the potential to expose people or structures to flooding resulting from the failure of a levee or a dam. No levees or dams are located either on or upstream of the campus, which is sited atop the Westchester Bluffs, 120 feet above the floodplain at the base of the bluffs. Nor further study of this issue is required.

j. *Inundation by seiche, tsunami, or mudflow?*

**Potentially Significant Impact.** The campus is located on the Westchester Bluffs and approximately two miles inland from the Pacific Ocean, and could be subjected to a seiche or tsunami. Therefore, additional analysis is required in an EIR. A geotechnical report will be prepared and will serve as the basis for this analysis.

## IX. LAND USE AND PLANNING

Would the project:

a. *Physically divide an established community?*

**No Impact.** Buildout under the proposed Specific Plan would not divide an established community, but would instead replace and renovate existing buildings and facilities on campus. No significant impacts related to physically dividing an established community would result from the proposed project.

b. *Conflict with applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?*

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<sup>11</sup> Ibid.

**Potentially Significant Impact.** The campus is located in the Westchester-Playa del Rey Community Plan Area and is designated for Low-Density Residential uses in that plan. The zoning designation for the campus in accordance with Ordinance 175981 is [Q]R4-1, which, according to the Los Angeles Municipal Code, allows for multi-family residences, dormitories, sorority/fraternity houses, churches, educational institutions, hotels, and other uses. Additionally, the project site is located within the Los Angeles Coastal Transportation Corridor Specific Plan Area. The project proposes to amend the General Plan and create a Specific Plan to ensure consistency with applicable land use plans, policies, and regulations. Further analysis in an EIR is required to assess project consistency with applicable land use plans, policies, and regulations.

*c. Conflict with any applicable habitat conservation plan or natural community conservation plan?*

**Potentially Significant Impact.** The campus is not located within a designated habitat conservation plan. However, due to the proximity of the campus to the Ballona Wetlands, further analysis is required to determine if the project would conflict with the provisions of any approved local, regional, or state habitat conservation plans.

## **X. MINERAL RESOURCES**

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?*

**Items a. and b.: No Impacts.** Buildout under the proposed Specific Plan would not result in the loss of availability of a valuable mineral resource. No such mineral resources are known to exist on the project site as delineated in any applicable land use plan. Therefore, no impact would occur and no further analysis is required.

## **XI. NOISE**

Would the project result in:

- a. Exposure of persons to or generation of noise in level in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*

**Potentially Significant Impact.** Operations following Specific Plan buildout could result in an increase in daily vehicle trips. Increased vehicle trips have the potential to result in significant noise increases in excess of established standards along this roadway. Vehicles access the project site from one of two locations, with general access to the campus at LMU Drive at Lincoln Boulevard and secondary, restricted access to the campus at Loyola Boulevard at 80<sup>th</sup> Street. Specific Plan buildout also could result in changes to noise levels resulting from operations in different areas on the campus. Construction activities, including demolition of existing buildings and facilities, site grading, and renovation or construction of new facilities, associated roadways and infrastructure would involve the use of heavy construction equipment known to generate noise in excess of community noise standards. Therefore,

construction and operation of the proposed project has the potential to generate noise levels in excess of established standards. Construction traffic only will use LMU Drive to access the campus. Further evaluation of potential noise impacts is required in an EIR.

*b. Exposure of people to or generation of excessive groundborne vibration or groundborne noise levels?*

**Potentially Significant Impact.** Construction activities may require the use of pile driving or other construction activities known to generate groundborne vibration. Therefore, further study of potential groundborne vibration impacts is required in an EIR.

*c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?*

**Potentially Significant Impact.**

Operations following Specific Plan buildout could result in an increase in daily vehicle trips. Increased vehicle trips have the potential to result in significant noise increases in excess of established standards along this roadway. Vehicles access the project site from one of two locations, with general access to the campus at LMU Drive at Lincoln Boulevard and secondary, restricted access to the campus at Loyola Boulevard at 80<sup>th</sup> Street. Specific Plan buildout also could result in changes to noise levels resulting from operations in different areas on the campus. Additionally, new athletic facilities are proposed as part of the Specific Plan, and such facilities may use amplification equipment. Further evaluation of potential noise impacts is required in an EIR. A noise technical report to be prepared for the proposed Specific Plan will serve as the basis for analysis in the EIR.

*d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?*

**Potentially Significant Impact.** Construction activities, including demolition of existing buildings and facilities, site grading, and construction of new buildings, associated roadways and infrastructure would involve the use of heavy construction equipment adjacent to the existing residential community. Therefore, further evaluation of potential construction noise impacts is required in an EIR.

*e. For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 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?*

**Less Than Significant Impact.** The campus is not located within an airport land use plan; however, the Los Angeles International Airport (LAX) lies less than one mile south of the campus. The airport is addressed in the Los Angeles County Airport Land Use Plan (LACALUP), prepared by the Department of Regional Planning (Adopted December 19, 1991). The LACALUP has created a noise boundary around LAX, using a 65 Community Noise Equivalent Level (CNEL), whereby residential, educational, commercial, industrial, agricultural, and recreational land uses would be significantly impacted. As illustrated in the Los Angeles County Airport Commission's *Los Angeles International Airport – Airport Influence Area* figure dated May 13, 2003, the campus is located approximately 0.50 mile north of the 65 CNEL boundary. Therefore, noise impacts associated with the airport would be less than significant and no further analysis is required.

- f. *For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?*

**No Impact.** No private airstrips are located within the vicinity of the project site; therefore, implementation of the proposed project would not expose people residing or working in the project area to excessive noise levels associated with the use of a private airstrip. No further analysis in an EIR is necessary.

## XII. POPULATION AND HOUSING

Would the project:

- a. *Induce substantial 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.** Buildout under the proposed Specific Plan would not change the approved enrollment cap of 7,800 FTE students, but instead seeks to provide on-campus housing opportunities for a greater number of undergraduate students. The existing student residential population on campus represents approximately 60 percent of enrolled undergraduates. The Specific Plan would accommodate up to 75 percent of undergraduates in campus housing by providing approximately 4,065 beds on campus, an increase from approximately 3,270 existing beds on campus. The represents an increase in on-campus housing from approximately 940,000 square feet to 1.4 million square feet, a net increase of approximately 476,000 square feet. Students would relocate to campus from off-site residences and the overall campus population would not increase.

- b. *Displace substantial numbers of existing housing necessitating the construction of replacement housing elsewhere?*
- c. *Displace substantial numbers of people necessitating the construction of replacement housing elsewhere?*

**Items b. and c.: No Impacts.** Construction of the replacement student housing would be phased so that new housing is developed prior to the demolition of existing housing; therefore, the demolition of student housing would not result in a need for substantial off-campus housing for students during construction. No significant impacts related to housing would result from project implementation and no further analysis is required.

## XIII. PUBLIC SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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:

- a. *Fire protection?*

**Potentially Significant Impact.** The LMU Department of Public Safety (DPS) serves to reduce the demand for emergency medical services provided by the Los Angeles Fire Department (LAFD) by retaining some staff members who are required to possess and maintain current first aid/CPR

certification, training as Emergency Medical Technicians (EMTs), and training for light search and rescue. However, the campus demand for fire protection and many emergency medical services, provided by the LAFD, could increase above existing demand with project implementation. Depending on changes in building sizes, locations, elevations, accessibility, and general circulation on campus, the response times and equipment needs of the LAFD may be affected. Additionally, changes in fire flow may be required to accommodate the increased square footage of building area. Therefore, a significant impact to fire protection services could result and additional analysis is required in an EIR.

*b. Police protection?*

**Potentially Significant Impact.** The LMU DPS is a full-service campus security services department operating 24 hours a day, 365 days a year. The DPS oversees campus safety by conducting foot and vehicle patrols of the campus, assisting students, faculty, and staff with dorm and office accesses, manning the entrance off of Lincoln Boulevard, and serving as after-hours campus escorts. The DPS serves to reduce the demand for law enforcement services provided by the Los Angeles Police Department (LAPD). Even so, the campus demand for police protection services, provided by the LAPD, could increase above existing demand following Specific Plan implementation. Depending on changes in building sizes, locations, accessibility, and general circulation on campus, response times of the LAPD may be affected. Furthermore, the increased square footage of building area could create security concerns, necessitating the need for increased LAPD police services. Therefore, impacts on police protection services are potentially significant and additional analysis is required in an EIR.

*c. Schools?*

**No Impact.** Buildout under the proposed Specific Plan does not anticipate additional students or growth in the on-campus population. No change in the approved enrollment cap of 7,800 FTE students is planned. The Specific Plan is intended to facilitate the replacement of aging facilities, including on-campus student housing. Student housing is provided for single students; housing is not provided for students with spouses or children. Since Specific Plan buildout would not increase the existing residential population in the Westchester-Playa del Rey Community Plan Area or the City of Los Angeles, the project would not introduce new students in grades K through 12 to the local area. For this reason, no impact on school services is anticipated and no additional analysis is required.

*d. Parks?*

**No Impact.** Buildout under the proposed Specific Plan is not anticipated to increase the use of existing neighborhood and regional parks or other recreational facilities in the vicinity of the project site such that substantial physical deterioration would occur. The campus currently has approximately 17 acres of outdoor recreational facilities, including two intramural facilities, the Leavey Field and Hannon Field, and the following varsity facilities: Sullivan Field, George C. Page Baseball Stadium, Smith Softball Field, Higgins Golf, the LMU Tennis Complex, the Burns Recreation and Aquatics Center, and the Albert Gersten Pavilion. Members of the local community, in addition to students at LMU, are permitted use of the outdoor facilities.

The Specific Plan proposes to develop recreational open space and facilities on roof decks over parking structures, including a full-sized intramural soccer field in the southwest corner of Burns Campus to replace Hannon Field and intramural tennis courts south of the Burns Recreation and Aquatic Center. An enclosed arena is proposed for the southwest corner of Burns Campus, adjacent to the new intramural

soccer field. A new diving well also is proposed north of the existing University Pool. Sullivan Field, the primary varsity field, would be enhanced to meet LMU and spectator demand for stadium or other seating. With Specific Plan buildout, the campus would contain up to 22 acres of recreational open space and facilities.

The replacement of recreational facilities would be staged so that adequate recreational facilities are maintained throughout buildout of the Specific Plan. The project maintains the existing, approved enrollment cap of 7,800 FTE students. The Specific Plan is intended to facilitate the replacement of aging facilities on campus, including recreational facilities for use by the campus community, although members of the non-campus community will be permitted limited use of these facilities. Buildout under the proposed Specific Plan would not contribute to the existing residential population within the Westchester-Playa del Rey Community Plan Area or the City of Los Angeles; therefore, the project would not increase use of public parks or recreational facilities. No impacts on park services are anticipated and no further analysis is required.

*e. Other?*

**No Impact.** The project maintains the existing, approved enrollment cap of 7,800 FTE students. The Specific Plan is intended to facilitate the replacement of aging facilities, including on-campus student housing. Student housing is provided for single students; housing is not provided for students with spouses or children. Additionally, one of the goals of the Specific Plan is to increase the number of undergraduate students living on campus from 60 percent to 75 percent. The library needs of the campus community will continue to be served by existing LMU facilities. LMU also is constructing a new state of the art library on campus, the William H. Hannon library. Since the enrollment cap would not likely change and since the Specific Plan aims to increase the percentage of students residing on campus, no increase in use of public libraries or community library services are anticipated.

#### **XIV. RECREATION**

Would the project:

*a. 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?*

**No Impact.** Buildout under the proposed Specific Plan is not anticipated to increase the use of existing neighborhood and regional parks or other recreational facilities in the vicinity of campus, such that substantial physical deterioration would occur. The campus currently has approximately 17 acres of outdoor recreational facilities, including two intramural facilities, the Leavey Field and Hannon Field, and the following varsity facilities: Sullivan Field, George C. Page Baseball Stadium, Smith Softball Field, Higgins Golf, LMU Tennis Complex, the Burns Recreation and Aquatics Center, and the Albert Gersten Pavilion. The outdoor facilities are used by the community as well as students at LMU. The Department of Campus Recreation at LMU supervises the indoor facilities dedicated to student recreation. The existing service facilities consist of the Burns Recreation Center, Lions Den Coffee Shop, McKay Games Room, and Lion Express Van service. The student event facilities include the Bird Nest, Hannon Loft, St. Robert's Auditorium, and Malone Student Center.

The Specific Plan proposes to develop recreational open space and facilities on roof decks over parking structures, including a full-sized intramural soccer field in the southwest corner of Burns Campus to



replace Hannon Field, and intramural tennis courts south of the Burns Recreation and Aquatic Center. An enclosed arena is proposed for the southwest corner of Burns Campus, adjacent to the new intramural soccer field. A new diving well is also proposed north of the existing University Pool. Sullivan Field, the primary varsity field, would be enhanced to meet LMU and spectator demand for stadium or other seating. With Specific Plan implementation, the campus would contain up to 22 acres of recreational open space and facilities.

The replacement of recreational facilities would be staged so that adequate recreational facilities are maintained throughout implementation of the Specific Plan. The proposed project does not anticipate additional students or growth in the on-campus population and no change in the approved enrollment cap of 7,800 FTE students is planned. The Specific Plan is intended to facilitate the replacement of aging facilities on campus, including recreational facilities for use by the campus community, although members of the non-campus community will be permitted limited use of these facilities. Specific Plan implementation would not contribute to the existing residential population within the Westchester-Playa del Rey Community Plan Area or the City of Los Angeles; therefore, the project would not increase use of public parks or recreational facilities. No impacts on park services are anticipated and no further analysis is required.

*b. 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.** Buildout under the proposed Specific Plan, including construction of additional recreational facilities as discussed throughout this Initial Study, have the potential to result in potentially significant environmental impacts. Potential environmental impacts associated with construction and operation of the proposed project will be further evaluated in an EIR.

## **XV. TRANSPORTATION/TRAFFIC**

Would the project:

*a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to ratio capacity on roads, or congestion at intersections)?*

**Potentially Significant Impact.** Buildout under the proposed Specific Plan would result in intermittent construction activities. Operations following Specific Plan buildout could result in an increase in daily vehicle trips. Vehicles access the project site from two locations, with general access to the campus at LMU Drive at Lincoln Boulevard and secondary, restricted access to the campus at Loyola Boulevard at 80<sup>th</sup> Street. Construction traffic only will use LMU Drive to access the campus. Potential increases due to project-related traffic or traffic after buildout may be considered substantial in comparison to existing and future conditions without the proposed project. A detailed analysis should be addressed in an EIR to define the extent of project impacts related to trip generation, intersection capacity, street segment capacity, the volume-to-ratio capacity on roads, and neighborhood intrusion impacts.

*b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?*

**Potentially Significant Impact.** Although the proposed increase in on-campus housing may reduce the number of vehicle trips associated with University operations, nevertheless construction under the Specific Plan and operations in the new construction could increase traffic in the vicinity of campus. Increases in traffic have the potential to significantly affect traffic loads or street and intersection capacities and, therefore, level of service standards. A detailed analysis should be addressed in an EIR to define the potential for project impacts on level of service standards on designated roads and highways.

*c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?*

**No Impact.** The campus is not located within an airport land use plan; however, the Los Angeles International Airport (LAX) lies less than one mile south of the campus. The airport is addressed in the Los Angeles County Airport Land Use Plan (LACALUP), prepared by the Department of Regional Planning (Adopted December 19, 1991). As illustrated in the Los Angeles County Airport Commission's *Los Angeles International Airport – Airport Influence Area* figure dated May 13, 2003, the campus is located approximately one mile north of the Runway Protection Zone. Implementation of the proposed project does not include uses that would affect air traffic patterns and the maximum building height of 75 feet for all new campus structures is below a building elevation that could affect air operations. For these reasons, no impacts are anticipated and no further analysis is required.

*d. Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*

**Potentially Significant Impact.** Buildout under the proposed Specific Plan would not alter the alignment or otherwise reconfigure streets surrounding the campus, but it would change the configuration of on-campus vehicular, bicycle, and pedestrian circulation. Campus streets would be configured in accordance with safety standards contained in the City's Municipal Code. However, campus buildout and thus construction activities would occur over time. For these reasons, potential impacts related to construction traffic and vehicular, bicycle, and pedestrian safety should be analyzed in the EIR project design features and mitigation measures that can reduce roadway hazards should be identified.

*e. Result in inadequate emergency access?*

**Potentially Significant Impact.** A total of approximately 476,000 square feet of net new residential uses and approximately 566,000 square feet of net new non-residential uses are proposed as part of the Specific Plan, and the existing on-campus streets will be reconfigured to accommodate these additional uses. Additional analysis is required in an EIR to identify emergency access and circulation impacts as well as ways to reduce these impacts through design features and mitigation measures.

*f. Result in inadequate parking capacity?*

**Potentially Significant Impact.** Parking facilities on campus provide approximately 4,000 parking spaces. The proposed Specific Plan will seek to re-distribute parking facilities for greater convenience for students, faculty, staff, and visitors. The proposed Specific Plan proposes retaining these spaces through the phased replacement of existing surface lots with above-grade parking structures at critical locations on campus. Analysis of the existing and future parking demand and proposed supply should be provided in an EIR. The potential impacts of Specific Plan buildout on off-campus parking in the

residential neighborhoods adjacent to campus should be addressed as well. Parking impacts are potentially significant and should be addressed in an EIR.

*g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?*

**Potentially Significant Impact.** The University currently offers shuttle service called the Lion Express Van service on campus and to several locations off-campus, including Los Angeles International Airport and the Third Street Promenade. The campus also provides bicycle racks at numerous locations throughout the campus. Public transportation is provided by the Santa Monica Big Blue Bus Line No. 3 with a stop on Lincoln Boulevard at LMU Drive and the Metropolitan Transit Authority (MTA) No. 115 with a stop at West 80th Street and Loyola Boulevard. All of these alternative transit systems will be operational throughout the construction under the proposed Specific Plan; however, construction activities may necessitate the temporary relocation of some facilities. For this reason, potential impacts to alternative transportation should be addressed in an EIR.

## XVI. UTILITIES

Would the project:

*a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?*

**Potentially Significant Impact.** The Specific Plan proposes an additional 476,000 square feet of net new residential building area and an additional 566,000 square feet of net new non-residential building area on campus. Because of the proposed increase in development density on the campus, buildout under the Specific Plan has the potential to generate more wastewater than under current conditions. Additional analysis in an EIR is required to determine the potential for exceeding wastewater treatment requirements of the Los Angeles Regional Water Quality Control Board.

*b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*

**Potentially Significant Impact.** The Specific Plan proposes an additional 476,000 square feet of net new residential building area and an additional 566,000 square feet of net new non-residential building area on campus. Because of the proposed increase in development density on campus, Specific Plan buildout has the potential to consume more water and generate more wastewater than under current conditions. Additional analysis in an EIR is required to determine whether new water or wastewater treatment facilities or expansion of existing facilities would be required.

*c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*

**Potentially Significant Impact.** Buildout under the proposed Specific Plan has the potential to affect the quantity and flow of stormwater generated on the project site as a result of the change in the configuration of buildings, recreational and open space facilities, and roads on the campus. Therefore, the construction of new stormwater drainage facilities or expansion of existing facilities may be required. Additional analysis is required in an EIR.

- d. *Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?*

**Potentially Significant Impact.** The Specific Plan proposes an additional 476,000 square feet of net new residential building area and an additional 566,000 square feet of net new non-residential building area on campus. Because of the proposed increase in developed floor area on campus, the project has the potential to consume more water than under current conditions. Furthermore, based on the addition of 1.1 million net new square feet of building area, a Water Supply Assessment may be required. Therefore, the Specific Plan has the potential to affect water supplies and additional and/or expanded entitlements may be necessary. Additional analysis and a determination of the need for a Water Supply Assessment are required in an EIR. The availability of water and the delivery system for water for fire protection should be addressed in the EIR as well.

- e. *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.** The Specific Plan proposes an additional 476,000 square feet of net new residential building area and an additional 566,000 square feet of net new non-residential building area on campus. Because of the proposed increase in developed floor area on campus, the Specific Plan has the potential to generate more wastewater than under current conditions. Additional analysis in an EIR is required to determine if adequate capacity exists to meet the project's projected demand for wastewater treatment.

- f. *Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?*

**Potentially Significant Impact.** The Specific Plan proposes an additional 476,000 square feet of net new residential building area and additional 566,000 square feet of net new non-residential building area on campus. Because of the proposed increase in developed floor area on campus, the Specific Plan has the potential to generate more solid waste than under current conditions. Additionally, the total demolition of 935,000 square feet of building area could result in potentially significant solid waste generation during site preparation, demolition and construction. Therefore, potentially significant impacts associated with sufficient landfill capacity could result with implementation of the proposed project. Additional analysis is required in an EIR.

- g. *Comply with federal, state, and local statutes and regulations related to solid waste?*

**Less Than Significant Impact.** The proposed project would be required to meet the solid waste diversion requirements of AB 939. The project would comply with this and all other federal, state, and local statutes and regulations related to solid waste. Therefore, the impact related to regulatory compliance would be less than significant and no further study in an EIR is required.

## **XVII. MANDATORY FINDINGS OF SIGNIFICANCE**

- a. *Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to*

*eliminate a plant or animal community, 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.** Buildout under the proposed Specific Plan could potentially reduce habitat for wildlife species, threaten to eliminate plant and animal communities, reduce the number of rare plants, and potentially disturb important examples of California history and/or prehistory. Additional analysis is required in an EIR to further define these potential impacts and identify design features and mitigation measures that could reduce potentially significant environmental impacts.

b. *Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual 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 proposed project could, in conjunction with other development occurring in the southern coastal portion of Los Angeles, result in significant cumulative environmental impacts. Additional analysis is required in an EIR to further define these potential cumulative impacts and identify design features and mitigation measures that could reduce potentially significant environmental impacts.

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

**Potentially Significant Impact.** Buildout under the proposed Specific Plan has the potential to result in substantial adverse effects on human beings, given the known presence of methane in project area soils and the potential release of hazardous building materials associated with the extensive demolition activity. Additionally, residents of the proposed project could potentially be exposed to hazards associated with flooding, earthquake induced landslides, liquefaction and fault rupture. Additional analysis is required in an EIR to further evaluate these risks and identify design features and mitigation measures to reduce these impacts.

**Attachment A to Initial Study  
Zoning and CUP History Summary**

<b>LMU Zoning and CUP Summary</b>			
<b>Approval</b>	<b>Burns Campus or Main Campus</b>	<b>Leavey Campus</b>	<b>Hughes Campus</b>
<b>March 11, 1990</b>  <b>Ordinance</b> <b>165,865</b>	Zone change from R4-1 to [Q]R4-1 <ul style="list-style-type: none"> <li>Educational institutions are expressly permitted in R4 Zone.</li> </ul>	PRIOR TO LMU OWNERSHIP	PRIOR TO LMU OWNERSHIP
<b>May 7, 1992</b>  <b>CUP 92-0088-CU</b>  <b>“Leavey CUP”</b>	CUP to permit a Major Development Project in R4-1 zone <ul style="list-style-type: none"> <li>Campus enrollment cap of 5,168 full-time students (applies to Burns and Leavey)</li> </ul> Leavey CUP refers to development on Burns Campus, including the following: <ul style="list-style-type: none"> <li>Hilton Business Building</li> <li>Central Plant</li> <li>Future Academic Building (Green Mall Site)</li> <li>Future Academic Building (Seaver Hall Site)</li> </ul>	CUP to permit an Educational Institution and a Major Development Project for Leavey Campus “Master Plan” <ul style="list-style-type: none"> <li>Zoning: R1-1 (CUP required for university uses)</li> <li>Campus enrollment cap of 5,168 full-time students (applies to Burns and Leavey)</li> </ul>	PRIOR TO LMU OWNERSHIP

LMU Zoning and CUP Summary			
Approval	Burns Campus or Main Campus	Leavey Campus	Hughes Campus
<b>May 22, 1996</b>  <b>Ordinance</b> <b>170,994</b>	Zone change from [Q]R4-1 to R1-1.	NO EFFECT ON LEAVEY CAMPUS	PRIOR TO LMU OWNERSHIP
<b>December 2, 1997</b>  <b>ZA 97-0645-ZV</b>	Zone variance to permit 2,723 parking spaces for Burns and Leavey Campuses		
<b>Jan. 5, 1998</b>  <b>Ordinance</b> <b>171,843</b>	Zone Change from R1-1 back to [Q]R4-1 <ul style="list-style-type: none"> <li>Imposed the same [Q] conditions that were in Ord. 165,865 (1990)</li> </ul>	NO EFFECT ON LEAVEY CAMPUS	PRIOR TO LMU OWNERSHIP
<b>April 5, 2001</b>  <b>CPC 2000-0712-CU-ZV</b>  <b>“Hughes ZV/CUP”</b>	Some conditions of the Hughes ZV/CUP applied to Burns Campus and Leavey Campus, including enrollment cap increased to no more than 7,800 full-time equivalent students on the LMU campus		Zone Variance from [Q]C4-1 to allow educational uses within an office building and permit 1,084 parking spaces for the Hughes Campus. CUP to increase the enrollment cap to 7,800 full-time equivalent students on the LMU campus
<b>July 3, 2004</b>  <b>Ordinance</b> <b>175,981 – subarea 440</b>	Changed zoning of the Burns, Leavey, and Hughes portions of the LMU campus to [Q]R4-1 and imposed three new Q conditions, while retaining some conditions from Ordinance 157,906 (1983)		

# ATTACHMENT B

## PROJECT DESCRIPTION

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### A. PROJECT LOCATION AND SURROUNDING USES

As shown in **Figure 1, Regional Location Map**, and **Figure 2, Vicinity Map**, the Loyola Marymount University (“LMU” or “University”) campus is located in the West Los Angeles community of Westchester. The campus is approximately 142 acres in size. Westchester is in the southwestern portion of the City, approximately 15 miles west of downtown Los Angeles and due north of Los Angeles International Airport. Surrounding cities and communities include the communities of Marina del Rey and Venice to the north, the City of El Segundo to the south, the City of Inglewood to the east, and the marina and Pacific Ocean to the west. Major regional access to Westchester and the LMU campus is provided by the San Diego Freeway (I-405), the Marina Freeway (Highway 90), and Lincoln Boulevard (Highway 1).

The campus is bordered on the north by the Westchester bluffs, Teale Street, and Playa Vista, a mixed-use, multi-family residential and community commercial development, with light industry and offices. The campus is bordered on the east by McConnell Avenue, on the west by Lincoln Boulevard, and on the south by W. 78th Street, Fordham Road, and W. 80th Street. Low-density, single-family residential neighborhoods surround the campus to the east, west, and south.

The main University entrance is provided via LMU Drive, which is accessed from Lincoln Boulevard. Limited secondary campus access is provided via Loyola Boulevard at 80th Street along the southern edge of the campus.

### B. EXISTING CONDITIONS

The existing campus layout and facilities are shown in **Figure 3, Loyola Marymount University Campus Map**, and **Figure 4, Campus Aerial Photo**. The LMU campus currently is divided into three separate areas (Burns, Leavey, and Hughes), each with its own entitlements. LMU seeks to unify the three areas and reconcile the various entitlements through the development of a single, comprehensive Specific Plan for the approximately 142-acre property. The LMU Law School is not located on the campus and is not part of this proposed project or the specific plan.

The University employs approximately 1,500 faculty and staff. The University’s enrollment (excluding Loyola Law School enrollment) in Spring 2008, the most recent semester for which figures are available, stood at 7,197.8 full time equivalent students (“FTES”), consisting of 5,330.8 undergraduate FTES and 1,867



graduate FTES. The LMU enrollment cap as established by CPC 2000-0712-CU-ZV, which was increased in or around 2001 from just over 5,000 FTES, is currently 7,800 FTES.

The existing facilities on the LMU campus total approximately 2.74 million square feet (“sf”). This includes approximately 1.8 million sf of non-residential facilities on the Burns, Hughes, and Leavey campuses (i.e., classrooms, seminar rooms, laboratories, offices, libraries, and sports facilities).<sup>1</sup> The remaining approximately 940,000 sf consists of residential facilities concentrated in three areas on campus: Burns Campus West, where residences several decades old and functionally substandard are clustered on the western edge of the Burns Campus; Burns Campus East, which includes some of the oldest residential structures on campus as well as the recently completed Del Rey North and South freshman residences; and Leavey Campus, where residences are located on the western boundary. Approximately 60 percent of the undergraduate student population is currently housed in approximately 3,270 beds on campus in these residential buildings.

As a result of their distinct entitlement histories, LMU’s three campuses (Burns, Leavey, and Hughes), each have different height restrictions. The Burns Campus has no height limit.<sup>2</sup> The Leavey Campus is limited to 75 feet in height,<sup>3</sup> and the Hughes Campus is limited to a height of 139 feet above mean sea level.<sup>4</sup>

LMU is required by the various existing planning approvals to provide 3,807 parking spaces.<sup>5</sup> Currently there are approximately 4,000 spaces on the campus. These spaces are provided in a mix of structured and semi-subterranean parking (Drollinger), subterranean parking (University Hall and Del Rey/Founders Pavilion), surface lots (Hannon, Sciences, and smaller lots distributed across the Burns Campus), and on-campus on-street parking. Drollinger and University Hall provide the bulk of on-campus parking.

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<sup>1</sup> This includes the William H. Hannon Library (88,000 sf), which was approved on May 16, 2007 (CPC 1992-0088 CU PA1-ZA) and is scheduled to be completed by 2009.

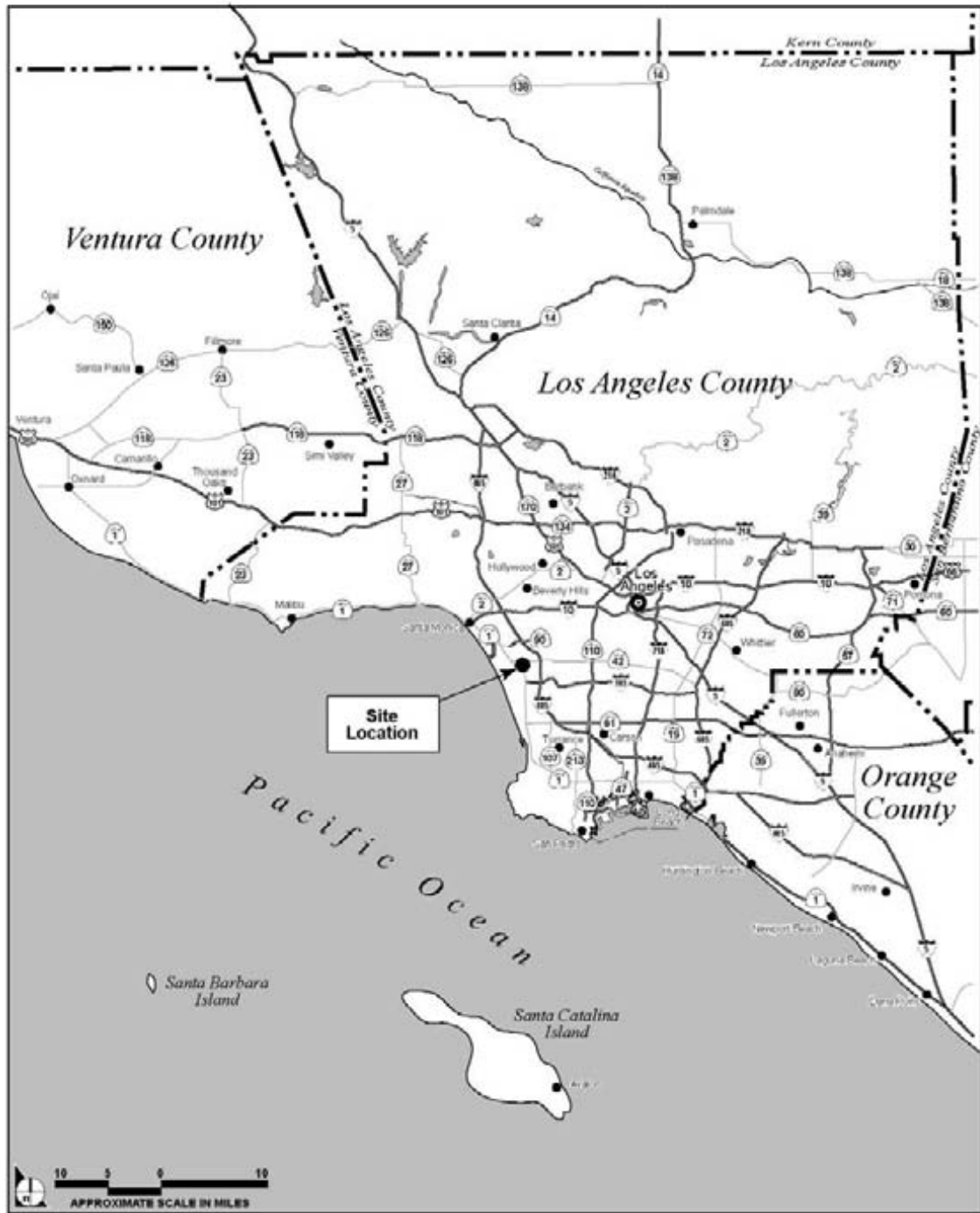
<sup>2</sup> The R4-1 zone contains no height limit, and no other height condition has been imposed on the Burns Campus by the current [Q] Conditions.

<sup>3</sup> CPC 92-0088.

<sup>4</sup> Ordinance 175,981.

<sup>5</sup> ZA 2000-0712-CU-ZV requires 1,084 spaces for Hughes Campus; ZA 97-0645-ZV requires 2,723 spaces for the Burns and Leavey Campuses.

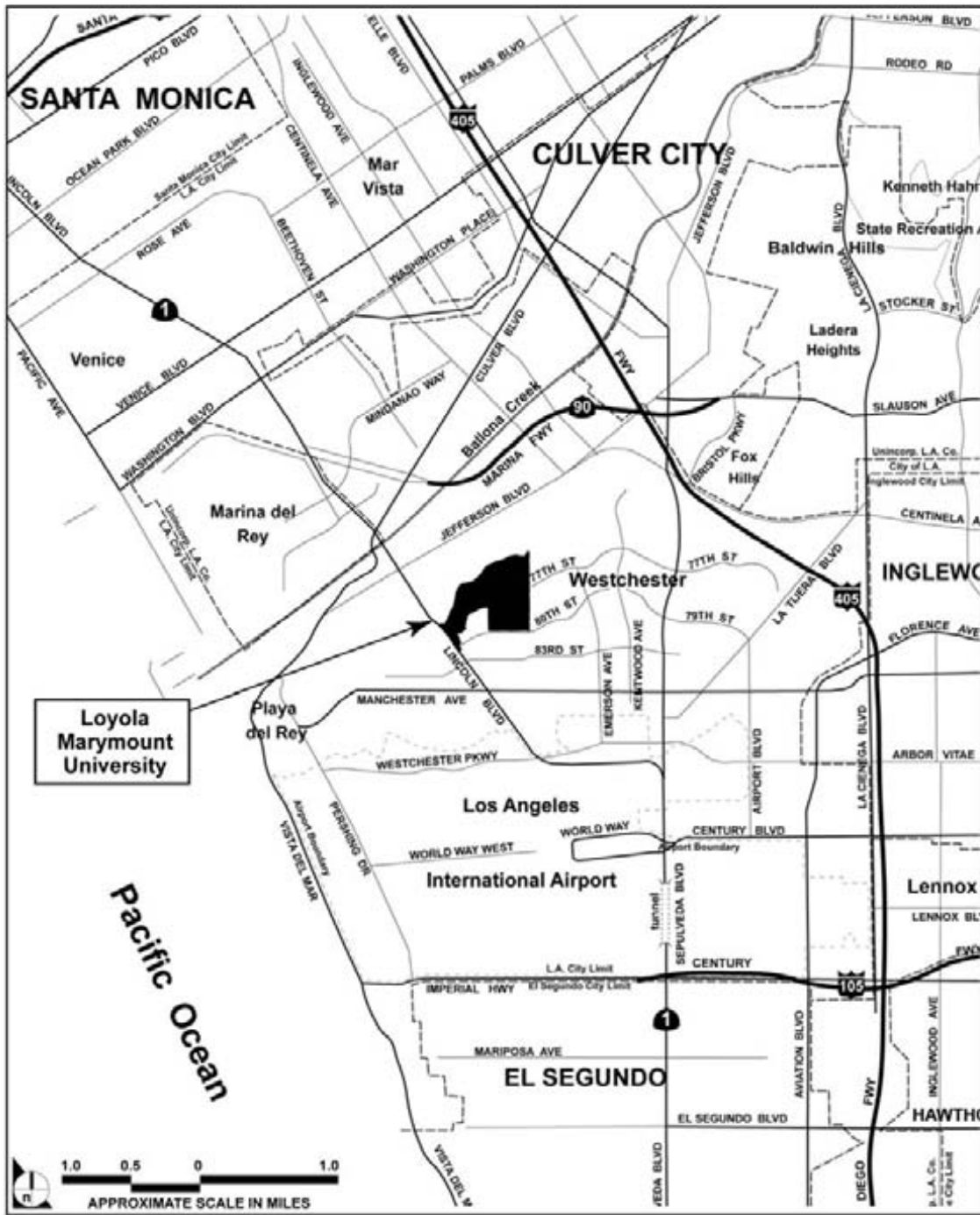
Figure 1, Regional Location Map



**FIGURE 1**  
**Regional Location Map**

077-002-0307

Figure 2, Vicinity Map



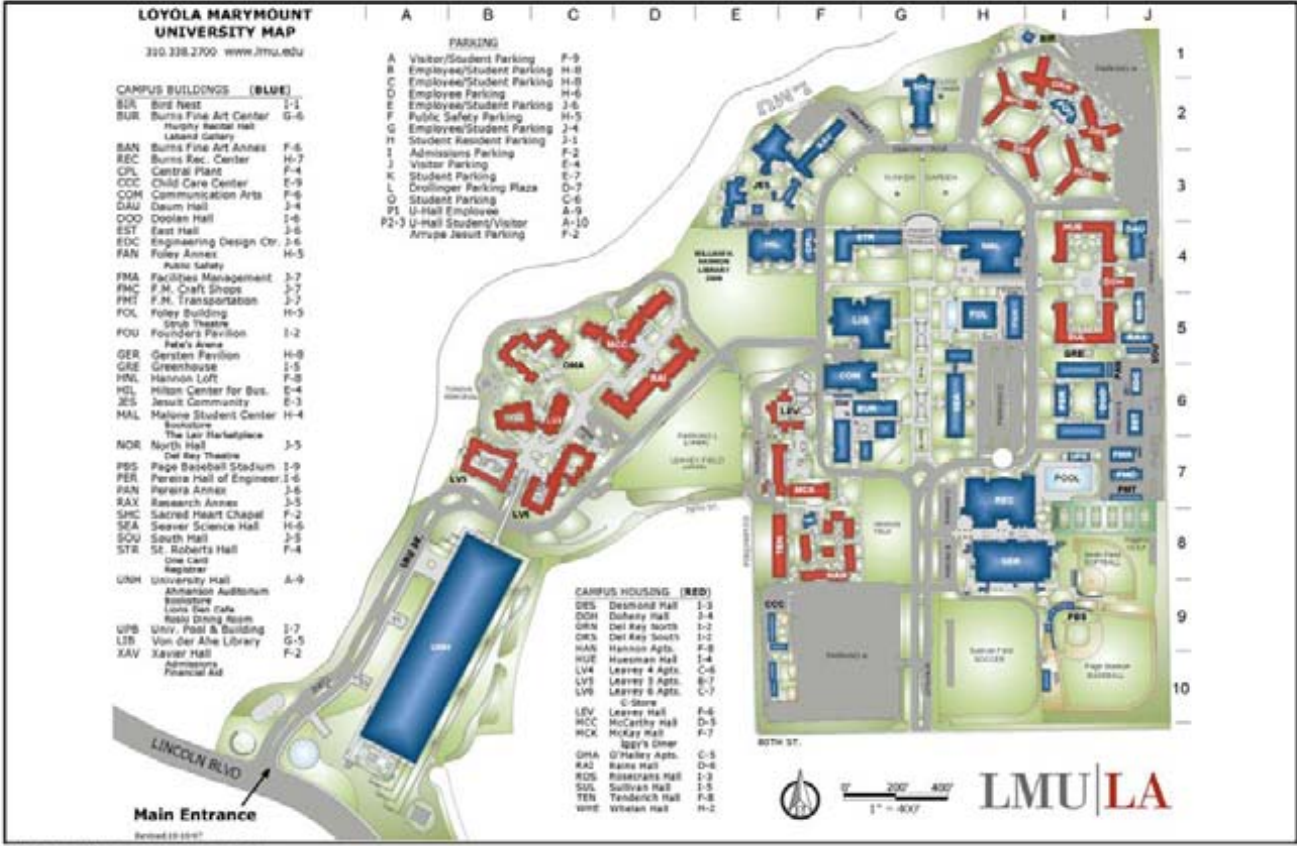
SOURCE: Impact Sciences, Inc. - March 2007

FIGURE 2

Vicinity Map

877-002-03/07

Figure 3, Loyola Marymount University Campus Map



SOURCE: Loyola Marymount University - October 2007

FIGURE 3

Loyola Marymount University Campus Map

877-002-0408

Figure 4, Campus Aerial Photo



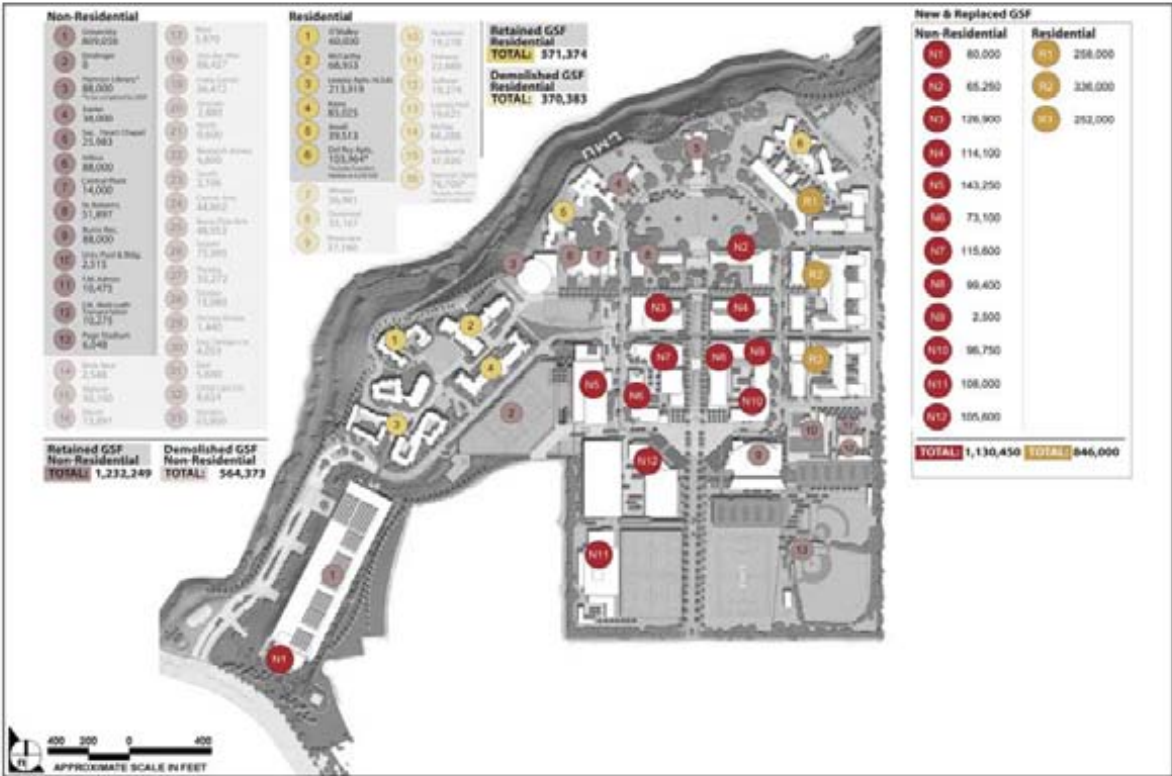
NOT TO SCALE  
SOURCE: Loyola Marymount University / DMJM Design | AECOM - February 2007

FIGURE 4

Campus Aerial Photo

877-002-03/07

Figure 5, Proposed Development



SOURCE: Loyola Marymount University (Confidential - for internal use only) - May 2007

FIGURE 5

Proposed Development

## **C. PROJECT DESCRIPTION**

The University seeks to improve its facilities to accommodate the evolving needs of the University's academic, administrative, and student-support programs, to enhance the educational experience for the students, and to improve facilities and programs for students, faculty and staff, all within the existing enrollment limits currently in place for LMU. As part of the campus master planning process, LMU reviewed its existing campus building stock and identified approximately 28 percent of campus buildings as being in need of replacement. LMU also reviewed its academic and administrative divisions and identified space demands over the next twenty years. LMU developed a 20-year Master Plan as a vision to guide future campus improvements.

To implement this Master Plan, LMU proposes establishing a Specific Plan for the University. The proposed LMU Specific Plan would unify LMU's campuses under one set of land use regulations applicable to the entire property. The Specific Plan does not propose to modify the existing approved enrollment cap of 7,800 FTES or increase the campus acreage, but the Specific Plan proposes to upgrade, renovate, and replace a substantial portion of the existing campus facilities.

The proposed development of LMU is shown in **Figure 5, Proposed Development**. Of the existing approximately 1.8 million sf of non-residential facilities, the Specific Plan proposes demolishing approximately 564,000 sf of functionally obsolete facilities and adding approximately 1.1 million sf of new non-residential facilities. This represents a net increase of approximately 566,000 sf of academic, student support, and administrative support facilities. LMU currently anticipates retaining University Hall, Xavier Hall, Hilton, Central Plant, St. Roberts Hall, and the University Pool Plant Building. Other facilities to remain include the Facilities Management Administration, Facilities Management Multicraft, and Page Stadium buildings. The Chapel, a significant building on campus, will also remain with the possibility of adding a columbarium in the landscape groves flanking the Chapel on its east or west side. LMU's columbarium would be approximately 2,000 square feet, and contain approximately 2,000 niches, and be a permitted land use under the proposed Specific Plan.

LMU does not plan to increase its student enrollment; however, the University intends to increase the percentage of undergraduate students living on campus from approximately 60 percent to approximately 75 percent. This would result in an increase of approximately 792 beds on campus, from approximately 3,270 beds to approximately 4,065 total beds. The total square footage of on-campus housing would increase from approximately 940,000 sf to approximately 1.4 million sf, for a net increase of approximately 475,000 sf of student residential housing. The proposed Specific Plan would replace a significant quantity of the existing residences on the Burns Campus with more efficient and desirable units in a more condensed location proximate to the above-described Burns Campus East.

Table 1, below, summarizes existing and proposed new facilities under the Specific Plan.

**Table 1**  
**Summary of Existing and Proposed Non-Residential and Residential Facilities**

Uses	Existing (sf)	Proposed Demolition (sf)	Existing to Remain (sf)	New & Replacement (sf)	Net New (sf)	Total at Buildout (sf)
<b>Non-Residential</b>	1,796,662	(564,373)	1,232,249	1,130,450	566,037 g	2,362,699
<b>Residential</b>	941,757	(370,383)	571,374.	846,000.	475,617	1,417,374
<b>Totals</b>	<b>2,738,419</b>	<b>(934,756)</b>	<b>1,803,623</b>	<b>1,976,450</b>	<b>1,041,654</b>	<b>3,780,073</b>

The proposed LMU Specific Plan would impose height limits on the University that are significantly more strict than required by the University’s current entitlements. The Specific Plan proposes to define the University’s height limits by a series of setback limits from the east, south, and west boundaries of the University: 150 feet or more from the University’s boundaries, new buildings would be limited to 75 feet in height from grade; between 75 feet and 149.9 feet from of the University’s boundaries, new buildings would be limited to 37.5 feet in height from grade; and between 40 feet and 74.9 feet from the University’s boundaries, new buildings would be limited to 25 feet in height from grade. No new buildings are proposed within 40 feet of the University’s boundaries.

The proposed Specific Plan would maintain approximately 4,000 existing parking spaces on campus through phased replacement of surface lots with above-grade parking structures at critical locations on campus. The University will retain the option to locate some parking in subterranean locations beneath future buildings. Additionally, the Specific Plan would allow shared parking throughout the LMU campus.

The Specific Plan would also enhance the University’s recreational facilities and open space. The Plan would use landscaped roof decks over parking structures to provide valuable additional active recreation spaces. This includes additional courts near Burns Recreation Center and ultimately the replacement of Hannon Field with a full-size soccer field on the roof of the replacement parking structure. Additionally, internal quadrangles are proposed as unifying elements among the replacement buildings as a method of maintaining the existing balance of open and built space on campus.



Finally, the proposed Specific Plan would reconfigure LMU's vehicle and pedestrian circulation patterns. The University intends to make the campus a more pedestrian-oriented environment by calming traffic through the campus, adding pedestrian routes, and reducing pedestrian-vehicular conflicts. In addition, the University proposes to improve the existing pedestrian trail that moves down the slope starting behind the O'Malley Apartments dorms, in order to increase access to and from Playa Vista.

The Master Plan is expected to require 20 years for full implementation following approval of the LMU Specific Plan by the City of Los Angeles, with build out anticipated for approximately 2030. The University proposes to implement the Master Plan in four major phases, each anticipated to be five to six years in duration, beginning in 2009 or 2010. The LMU Specific Plan is intended to provide the University with flexibility to address LMU's contemporary academic needs, as funding allows.

#### **D. NECESSARY APPROVALS**

In accordance with CEQA Guidelines Section 15161, a project-level EIR focusing on the changes in the existing environment resulting from implementation of the proposed project will be prepared. As the Lead Agency, the City of Los Angeles will be the agency responsible for the preparation and distribution of the Draft EIR. The Draft EIR will be used in connection with all other permits and all other approvals necessary for the construction and operation of the proposed project. Specifically, the Draft EIR will be used by the City of Los Angeles Department of Planning, Department of Building and Safety, Department of Transportation, and Department of Public Works, including the Bureaus of Engineering and Sanitation, the City of Los Angeles Fire Department, and other responsible public agencies that must approve activities undertaken with respect to the project.

Approvals required for the proposed project would include, but may not be limited to, the following:

- General Plan Amendment;
- Zone Change;
- Specific Plan;
- Development Agreement;
- Certification of an Environmental Impact Report;
- Haul Route Approval;
- Demolition, grading, excavation, foundation, and associated building permits; and
- Any additional actions as may be deemed necessary.