

I. INTRODUCTION

This Environmental Impact Report (EIR) has been prepared to evaluate the potential environmental impacts that could result from an integrated light industrial, corporate office and residential mixed-use campus development project (Campus Project). The Campus Project would consist of a mix of uses totaling approximately 1.22 million square feet, including: (1) adaptive re-use and rehabilitation of the former LA Times printing facility (255,855 square feet) for MGA light industrial uses and its corporate headquarters, as well as ancillary creative office space; (2) 700 rental housing units in four main residential buildings (i.e., Buildings A-D); (3) shared recreational campus amenities located throughout the project site; and (4) approximately 14,000 square feet of campus and neighborhood serving retail and restaurant uses.

This EIR has been prepared in conformance with the State of California Environmental Quality Act (CEQA) and the City of Los Angeles CEQA Guidelines, including the CEQA Thresholds Guide.

PURPOSE AND LEGAL AUTHORITY

In accordance with *CEQA Guidelines* Section 15121(a), the purpose of an EIR is to serve as an informational document that will generally inform public agency decision makers and the public of potentially significant environmental effects of a project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project. *CEQA Guidelines* Section 15151 contains the following standards for EIR adequacy:

An EIR should be prepared with a sufficient degree of analysis to provide decision makers with information which enables them to make a decision which intelligently takes account of environmental consequences. An evaluation of the environmental effects of a proposed project need not be exhaustive, but the sufficiency of an EIR is to be reviewed in the light of what is reasonably feasible. Disagreement among experts does not make an EIR inadequate, but the EIR should summarize the main points of disagreement among the experts. The courts have looked not for perfection but for adequacy, completeness, and a good faith effort at full disclosure.

An EIR is an informational document for use by decision makers and the public in their review of the potential impacts of a proposed project, as well as in the evaluation of alternatives and mitigation measures which may minimize, avoid, or eliminate those impacts. As such, this document includes a full discussion of the project description, the existing environmental setting, environmental impacts, mitigation measures, and residual impacts that may exist after mitigation has been implemented, and project alternatives that could alleviate potential impacts.

To gain the most value from this report, the following points should be kept in mind:

- This report is a tool to provide the reader an overview of the possible ramifications of the Proposed Project. It identifies potential environmental impacts and subsequent effects on the local community's natural resources;
- As the public agency with the authority to approve or deny the proposed project, the City of Los Angeles, which is the Lead Agency, will consider the information in this EIR along with other information before taking any action on the proposed project. The conclusions of the EIR regarding environmental impacts do not control the City of Los Angeles' discretion to

approve, deny or modify the proposed project, but instead are presented as information intended to aid the decision-making process.

DRAFT EIR ORGANIZATION

As shown in the Table of Contents and illustrated in **Table I-1**, this Draft EIR is organized into six chapters each dealing with a separate aspect of the required content of an EIR as described in the *CEQA Guidelines*. To help the reader locate information of particular interest, a brief summary of the contents of each chapter of the EIR is provided. The following chapters are contained within the EIR:

TABLE I-1: REQUIRED DRAFT EIR CONTENTS	
Requirement/CEQA Guidelines Section	Location in Draft EIR
Table of contents (Section 15122)	Table of Contents
Summary (Section 15123)	Executive Summary
Project Description (Section 15124)	Chapter II
Environmental Setting (Section 15125)	All Sections in Chapter III
Significant environmental impacts (Section 15126.2 (a))	Chapter IV
Unavoidable significant environmental impacts (Section 15126.2 (b))	Chapter IV
Mitigation measures (Section 15126.4)	All sections in Chapter III
Cumulative impacts (Section 15130)	All sections in Chapter III
Alternatives to the Proposed Project (Section 15126.6)	Chapter V
Growth-inducing impacts (Section 15126.2 (d))	Chapter IV
Effects found not to be significant (Section 15128)	Chapters III and IV
References (Section 15129)	Throughout
List of preparers; organizations and persons consulted (Section 15129)	Chapter VI
Acronyms and abbreviations	Throughout

Executive Summary: This chapter provides an overview of the purpose and use of the EIR, the scope of this EIR, the environmental review process for the EIR and the Proposed Project, and the general format of the document. It also includes an overview of the scope of the EIR, as well as a summary of the Proposed Project, environmental impacts, proposed mitigation, level of significance after mitigation, and unavoidable impacts. Also contained within this section is a summary description of Project alternatives.

Chapter I. Introduction: This chapter describes the process and provides background on the proposed project.

Chapter II. Project Description: This chapter identifies the project location, summarizes the proposed project, and outlines the project objectives, and identifies project characteristics and associated anticipated development.

Chapter III. Environmental Setting, Impacts and Mitigation Measures: This chapter provides a detailed setting for each issue area and evaluates environmental issues anticipated to be affected by the project. Each section includes: existing environmental setting; the regulatory setting within which the project would occur; thresholds of significance; environmental impacts (both short-term and long-term); project design features, regulatory compliance measures and mitigation measures

capable of minimizing environmental harm; identification of level of significance after mitigation, and cumulative impacts.

Chapter IV. Other Environmental Considerations: This chapter identifies project impacts that are significant and unavoidable; discusses significant irreversible changes; provides a summary of the proposed project's potential growth-inducing impacts; discusses growth inducing impacts; summarizes energy conservation issues associated with the project; and identifies potential secondary effects; discusses effects found not to be significant.

Chapter V. Alternatives Analysis: This chapter analyzes feasible alternatives to the proposed project and identifies the Environmentally Superior Alternative. The alternatives analyzed in this EIR consist of: No Project/Rehabilitate Existing Building Alternative; General Plan/Zoning Compliant Alternative; and Reduced Density/Reduced Height Alternative.

Chapter VI. Lead Agency and Consultants; Organizations and Persons Contacted: This chapter identifies the lead agency and consultants as well as the public and private agencies and individuals contacted during the preparation of this report.

Appendices: Data supporting the analysis or content of the EIR are provided in the appendices to the document. These include the Notice of Preparation and Responses, Archaeological Resources records search, Preliminary Geotechnical Investigation, Preliminary Hydrology Report and Storm Water Quality Mitigation Report, Traffic Report, Water Supply Assessment, and Greenhouse Gas Study.

EIR PROCESS

As described in Section 15143 of the *CEQA Guidelines*:

The EIR shall focus on the significant effects on the environment. The significant effects should be discussed with emphasis in proportion to their severity and probability of occurrence.

As a first step in complying with the procedural requirements of CEQA, the City of Los Angeles published a Notice of Preparation (NOP) to inform responsible agencies and interested parties that an EIR was to be prepared for the Proposed Project and to request information and concerns relative to the potential environmental impacts of the proposed project.

In compliance with CEQA, the City of Los Angeles completed a multi-step process to determine the appropriate scope of issues to be examined in this Draft EIR. The City filed the NOP with the State Clearinghouse (SCH No. **2014041066**) in the Office of Planning and Research as an indication that an EIR would be prepared. A copy of the NOP and the responses received are included in **Appendix A** of this EIR. The NOP was distributed to involved public agencies and interested parties for a 30-day public review period, which began on April 17, 2014, and ended on May 16, 2014. A scoping meeting was held on May 5, 2014. The purpose of the public review period was to solicit comments on the scope and content of the environmental analysis to be included in the EIR. The City of Los Angeles received comments in response to the NOP; these comments are also included in **Appendix A** of this EIR.

During the preparation of the EIR, agencies, organizations, and persons whom the City believed might have an interest in this proposed project were specifically contacted. Information, data, and

observations from these contacts are included in the EIR. Agencies or interested persons who did not respond during the public review period of the NOP will have an opportunity to comment during the public review period of the Draft EIR, as well as at subsequent hearings on the proposed project.

This EIR has been prepared to meet all of the substantive and procedural requirements of CEQA (California Public Resources Code Section 21000 et seq.), the *CEQA Guidelines* (California Code of Regulations (CCR), Title 14, Section 15000 et seq.). Accordingly, the City of Los Angeles is the Lead Agency for this proposed project, taking primary responsibility for conducting the environmental review and approving or denying a project.

Any environmental impacts that cannot be mitigated to a less than significant level are considered to be significant and unavoidable. If a public agency approves a project that has significant and unavoidable impacts, the agency must state in writing the specific reasons for approving a project, based on the Final EIR and any other information in the public record for the project. This is termed a “statement of overriding considerations,” which is used to explain the specific reasons why the benefits of a project make its unavoidable environmental effects acceptable. The statement is prepared, if required, after the Final EIR has been completed, yet before action to approve a project has been taken.

AVAILABILITY OF THE DRAFT EIR

This Draft EIR is being distributed to affected agencies, surrounding cities, counties, and interested parties for a 45-day review period in accordance with Section 15087 of the *CEQA Guidelines*. During the review period, the Draft EIR is available for general public review at the following locations:

City of Los Angeles Department of City Planning
200 North Spring Street, Room 750
Los Angeles, CA 90012

City Planning Department -Valley Office
6262 Van Nuys Boulevard, Room 351
Van Nuys, CA 91401

Central Library
630 West Fifth Street
Los Angeles, CA 90071

Chatsworth Branch Library,
21052 Devonshire Street,
Chatsworth, CA 91311

Library Reference Desk, Northridge Branch Library,
9051 Darby Avenue,
Northridge, CA 91325

Library Reference Desk, Porter Ranch Branch Library,
11371 Tampa Avenue,
Porter Ranch, CA 91326

Library Reference Desk, Canoga Park Branch Library,
20939 Sherman Way,
Canoga Park, CA 91303

Additionally, the Draft EIR can be downloaded or reviewed via the Internet at the Department of City Planning's website [<http://planning.lacity.org/> (click on "Environmental" and then "Draft Environmental Impact Reports")]. The DEIRs can be purchased on cd-rom for \$7.50 per copy. Contact **Nick Hendricks** of the City of Los Angeles at **Nick.Hendricks@lacity.org** to purchase one.

Interested parties may provide written comments on the Draft EIR. Written comments on the Draft EIR must be received by 4:00pm on January 20, 2015 and should be addressed to:

Nick Hendricks
City Planning Department -Valley Office
6262 Van Nuys Boulevard, Room 351
Van Nuys, CA 91401

Comments may also be submitted electronically to Nick Hendricks at: Nick.Hendricks@lacity.org.

Upon completion of the public review period, written responses to all comments on environmental issues discussed in the Draft EIR and raised by commenters will be prepared and incorporated into the Final EIR. These comments, and their responses, will be included in the Final EIR for consideration by the City of Los Angeles, as well as other public decision makers.