
TABLE OF CONTENTS

550 Shatto Place/Soul Project– Sustainable Communities Environmental Assessment (SCEA)

	<u>Page</u>
Section 1	1
Introduction	1
1.1 Project Description Summary	1
1.2 Background Information on Senate Bill 375 and the SCEA	2
1.3 Transit Priority Project Criteria	3
1.4 SCEA Process and Streamlining Provisions	3
1.5 Required Findings	4
1.6 Organization of the SCEA	5
Section 2	1
Project Description	1
2.1 Introduction	1
2.2 Project Location and Surrounding Uses	2
2.3. Site Background and Existing Site Conditions	4
2.4 Planning and Zoning	5
2.5. Description of the Project	8
2.6 Project Design Features	20
2.7 Project Requests	22
Section 3	3-1
3.1 Senate Bill 375	3-1
3.2 Transit Priority Criteria	3-2
3.3 Incorporation of Feasible Mitigation Measures, Performance Standards, and Criteria From Prior Applicable EIRs	3-14
Section 4	4-1
SCEA Initial Study and Checklist	4-1
Section 5	1
Sustainable Communities Environmental Impact Analysis	1
5.1 Aesthetics	1
5.2 Agricultural and Forest Resources	15
5.3 Air Quality	17
5.4 Biological Resources	50
5.5 Cultural Resources	55

	<u>Page</u>
5.6 Energy	64
5.7 Geology and Soils.....	85
5.8 Greenhouse Gas Emissions	94
5.9 Hazards and Hazardous Materials.....	120
5.10 Hydrology and Water Quality	136
5.11 Land Use and Planning	144
5.12 Mineral Resources.....	156
5.13 Noise 158	
5.14 Population and Housing.....	191
5.15 Public Services	198
5.16 Recreation	219
5.17 Transportation	219
5.18 Tribal Cultural Resources	235
5.19 Utilities and Service Systems	238
5.20 Wildfire.....	254
5.21 Mandatory Findings of Significance	257

Appendices

A	Shade and Shadow Diagrams
B	Air Quality Calculations
C	Tree Report
D	Historical Resources Assessment Report
E	Geotechnical Report
F	Greenhouse Gas Emissions Worksheets
G	Hazards Reports
H	Civil Engineering Report and Water Assessment
I	Noise Worksheets
J	Transportation Impact Study
K	Public Service Letters
L	Population and Housing
M	Energy Calculation Worksheets

Page**List of Figures**

Figure 2-1	Regional Location Map.....	2-3
Figure 2-2	Aerial Photograph of the Project Site and Vicinity	2-5
Figure 2-3	Site Photographs	2-6
Figure 2-4	Site Plan	2-10
Figure 2-5	Project Rendering.....	2-12
Figure 2-6	North Elevation	2-13
Figure 2-7	West Elevation	2-14
Figure 2-8	Street Views	2-15
Figure 3-1	Forecasted Regional Development Types by Land Development Categories (2012) Los Angeles City Subregion.....	3-10
Figure 3-2	Forecasted Regional Development Types by Land Development Categories (2040) – Los Angeles City Subregion.....	3-11
Figure 5-1	Noise Measurement Locations and Sensitive Receptor Locations	5-158
Figure 5-2	Related Projects Map	5-250

List of Tables

Table 2-1	Project Summary	2-9
Table 2-2	Automobile Parking Summary	2-17
Table 2-3	Bicycle Parking Summary.....	2-17
Table 3-1	Consistency Analysis with the 2016–2040 Regional Transportation Plan/Sustainable Community Strategy Polices.....	3-2
Table 3-2	Proposed Land Use.....	3-13
Table 3-3	Project Consistency with SCAG 2016–2040 RTP/SCS Mitigation Measures.....	3-16
Table 5-1	Comparison of the Project to the Applicable Goals, Policies, and Objectives of the City of Los Angeles General Plan Framework Element, Wilshire Community Plan and Citywide Design Guidelines	5-5
Table 5-2	Comparison of the Project to Applicable Goals and Policies of the Air Quality Element of the City of Los Angeles General Plan.....	5-20
Table 5-3	Maximum Net Regional Construction Emissions without PDF AIR-1 (pounds per day)	5-33
Table 5-4	Maximum Net Regional Construction Emissions with PDF AIR-1 (pounds per day)	5-34
Table 5-5	Maximum Net Regional Operational Emissions (pounds per day)	5-37
Table 5-6	Maximum Localized Construction Emissions without PDF AIR-1 (pounds per day)	5-40
Table 5-7	Maximum Localized Construction Emissions with PDF AIR-1 (pounds per day)	5-41
Table 5-8	Maximum Localized Operational Emissions (pounds per day)	5-42
Table 5-9	Summary of Energy Use During Project Construction.....	5-64
Table 5-10	Summary of Annual Net New Energy Use During Project Operation	5-67
Table 5-11	Estimated Existing Site Annual Operational Greenhouse Gas Emissions (Buildout Year 2021).....	5-98
Table 5-12	Estimated Construction Greenhouse Gas Emissions	5-99
Table 5-13	Estimated Annual Operational Greenhouse Gas Emissions (Buildout Year 2021).....	5-99
Table 5-14	Consistency with Applicable Greenhouse Gas Reduction Strategies.....	5-100

	<u>Page</u>
Table 5-15 Consistency with Applicable 2016 SCAG RTP/SCS Actions and Strategies	5-106
Table 5-16 Consistency with City of Los Angeles LA Green Plan	5-110
Table 5-17 Consistency with City of Los Angeles Sustainability City Plan	5-113
Table 5-18 Comparison of the Project to the Applicable Land Use Policies of the Framework Element	5-144
Table 5-19 Comparison of the Project to the Applicable Land Use Policies of the Wilshire Community Plan	5-146
Table 5-20 Guidelines for Noise Compatible Land Use	5-156
Table 5-21 Summary of Ambient Noise Measurements	5-159
Table 5-22 Estimated Unmitigated Construction Noise Levels	5-162
Table 5-23 Off-Site Traffic Noise Impacts – Existing	5-166
Table 5-24 Off-Site Traffic Noise Impacts – Future (2021)	5-168
Table 5-25 Composite Noise Levels at Sensitive Receptor Location R3 from Project Operations	5-175
Table 5-26 Construction Vibration Damage Criteria	5-177
Table 5-27 Groundborne Vibration Impact Criteria for General Assessment.....	5-177
Table 5-28 Estimated Population Growth	5-186
Table 5-29 Projected Population, Housing and Employment Estimates for the City of Los Angeles.....	5-187
Table 5-30 Project Population, Housing, and Employment Impacts for the City of Los Angeles.....	5-187
Table 5-31 Cumulative Population, Housing, and Employment Growth within the City of Los Angeles.....	5-190
Table 5-32 LAFD Fire Stations Located in the Vicinity of the Project Site	5-193
Table 5-33 Crime Statistics For The Olympic Area.....	5-197
Table 5-34 Project Open Space Requirements	5-205
Table 5-35 Library Facilities Located within 2 Miles of the Project Site	5-207
Table 5-36 LAPL Branch Facilities Plan – Library Building Size Standards	5-208
Table 5-37 Level of Service Definitions	5-217
Table 5-38 Signalized Intersection Analysis Methodology.....	5-217
Table 5-39 Level of Service for Existing Conditions: Signalized intersections	5-218
Table 5-40 Estimated Project Vehicle Trip Generation	5-219
Table 5-41 Existing with Project Conditions: Signalized Intersections (2018)	5-220
Table 5-42 Future (2021) Traffic Conditions with Project: Signalized Intersections.....	5-222
Table 5-43 Summary of AB 52 Consultation	5-229
Table 5-44 Estimated Wastewater Generation	5-235
Table 5-45 Projected Solid Waste Generated During Operation	5-242
Table 5-46 Summary of Related Projects	5-253