

WESTCHESTER - PLAYA DEL REY COMMUNITY PLAN UPDATE

INITIAL STUDY AND CHECKLIST/EXPLANATION ATTACHMENT

I. AESTHETICS. *Would the project:*

- a. *Have a substantial adverse effect on a scenic vista? (No Impact)*

The Project would not be expected to have a substantial adverse effect on scenic vistas.

- 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? (No Impact)*

The Project would not be expected to cause substantial damage to 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.

- c. *Substantially degrade the existing visual character or quality of the site and its surroundings? (No Impact)*

The Project would not be anticipated to result in the substantial degradation of the existing visual character or quality of the site and its surroundings.

- d. *Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (No Impact)*

The Project would not be anticipated to result in the creation of a new source of substantial light or glare which would adversely affect day or nighttime views in the area. As a developed urban area, the project area is already exposed to artificial light. Artificial light within the project area is produced from a variety of sources, including, but not limited to, street lights, automobile lights, private interior and exterior building lights, exterior display and advertising lighting and exterior lighting for parking facilities.

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)*

The Community Plan Area contains no significant acreage in agricultural uses, and

Project implementation would, therefore, not be anticipated to result in the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, to non-agricultural use.

- b. *Conflict with existing zoning for agricultural use, or a Williamson Act Contract? (No Impact)*

The Project would not be anticipated to result in a conflict with existing zoning for agricultural use, or a Williamson Act Contract.

- 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)*

The Project would not be anticipated to involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.

III AIR. *Would the project:*

- a. *Conflict with or obstruct implementation of the SCAQMD or Congestion Management Plan? (No Impact)*

The Project would not be anticipated to result in conflict with or obstruct the implementation of the South Coast Air Quality Management District (SCAQMD) or the Congestion Management Plan. The proposed Project will not result in an increase in buildable area in excess of what is currently permitted in the Community Plan Area and is thus in conformity with the existing Air Quality and Congestion Management Plans.

- b. *Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (No Impact)*

The Project would not be anticipated to result in the violation of any air quality standard or contribute substantially to an existing or projected air quality violation.

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

The Community Plan Area is located in the South Coast Air Basin (Basin), a non-attainment area for Federal Clean Air Standards (Standards). The Los Angeles Air Quality Management District and the State Air Resources Board have prepared a

Clean Air Plan for the Basin which prescribes control measures in order to improve regional air quality to attain the Standards. Potential future, mobile ROG, Nitrogen Oxide (No_x), Sulfur Oxide (So_x), and other air emissions would be anticipated to be reduced through implementation of Framework land use policies and TIMP Mitigation Measures.

The land use policies also accommodate the development of Framework-designated Regional Centers, Community Centers, Neighborhood Districts, and Mixed-Use Boulevards.

A Transportation Improvement Mitigation Program (TIMP) will be prepared for the Project, which may provide Mitigation Measures sufficient to reduce anticipated indirect, Project-related air emission impacts to insignificant levels.

Project-specific mitigation would continue to be achieved by actions of the City Planning Commission and the City Zoning Administrator through requirements for air scrubbing, filtration, and conditioning systems in new structures. Future air emission levels are expected to be lower than 1990 air emissions.

- d. *Expose sensitive receptors to substantial pollutant concentrations? (No Impact)*

The Project is not anticipated to expose sensitive receptors to substantial pollutant concentrations.

- e. *Create objectionable odors affecting a substantial number of people? (No Impact)*

The Project includes no activities which would be anticipated to create objectionable odors affecting a substantial number of people.

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? (No Impact)*

Land use changed under the proposed Project would not be anticipated to adversely affect any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations. The Community Plan Area is highly urbanized and the majority of the existing species are those which have adapted to the urban environment or those which have been introduced.

The El Segundo Blue Butterfly, found on the El Segundo Sand Dunes within the Los Angeles Airport (LAX), is the only endangered species located adjacent to the plan

area. The City of Los Angeles has adopted the Los Angeles Airport/El Segundo Dunes Specific Plan to protect the endangered El Segundo Blue Butterfly. The area containing the El Segundo Blue Butterfly is outside the community plan area. The Community Plan Update does not propose any changes to the area of the El Segundo Sand Dunes, nor any activity which would affect the El Segundo Blue Butterfly and its habitat.

- 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? (No Impact)*

The Project is not anticipated to have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in the City or regional plans, policies, or regulations.

The Playa Vista Wetland is a designated Significant Ecological Area (SEA) located within the plan area. The Playa Vista Wetland is governed by adopted Specific Plans, and will not be directly affected by the Community Plan Update as no activities are proposed therein which would affect this area. However, as part of the Playa Vista Phase I approvals, the Ballona Wetlands Restoration Project is currently underway.

There are riparian habitats located within the Playa del Rey Lagoon and the existing channelized Ballona Creek, both of which are not directly affected by the project.

- 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? (No Impact)*

The Project is not anticipated to have a substantial adverse effect on federally protected wetlands.

The Playa Vista Wetland is a designated Significant Ecological Area (SEA) located within the plan area. The Playa Vista Wetland is governed by adopted Specific Plans, and will not be directly affected by the Community Plan Update as no activities are proposed therein which would affect this area. However, as part of the Playa Vista Phase I approvals, the Ballona Wetlands Restoration Project is currently underway.

There are also riparian habitats located within the Playa del Rey Lagoon and the existing channelized Ballona Creek, both of which are not directly affected by the proposed Project.

- 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? (No Impact)*

The Project is not anticipated to interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.

- e. *Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance (e.g., oak trees or California walnut woodlands)? (No Impact)*

The Project is not anticipated to conflict with any local policies or ordinances protecting biological resources.

- 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? (No Impact)*

The Project is not anticipated to conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

V CULTURAL RESOURCES: *Would the project:*

- a. *Cause a substantial adverse change in significance of a historical resource as defined in State CEQA §15064.5? (No Impact)*

The Project would not be anticipated to have the potential to cause an adverse change in the significance of a historical resource.

The Loyola Theater, located at 8600 South Sepulveda Boulevard, is the only designated Historic and Cultural Monument in the project area. The Project does not propose any activity which will affect or compromise its cultural significance.

- b. *Cause a substantial adverse change in significance of an archaeological resource pursuant to State CEQA §15064.5? (No Impact)*

The Project would not be anticipated to have the potential to cause a substantial adverse change in significance of an archaeological resource.

- c. *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (No Impact)*

The Project would not be anticipated to have the potential to directly or indirectly destroy an unique paleontological resource or site or unique geologic feature.

- d. *Disturb any human remains, including those interred outside of formal cemeteries? (No Impact)*

The Project would not be anticipated to have the potential to cause any human remains, including those interred outside of formal cemeteries to be disturbed.

VI GEOLOGY AND SOILS. *Would the project:*

- a. *Result in the 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? Refer to Division of Mines and Geology Special Publication 42. (Potentially Significant Impact)*

As is common in the Southern California region, there will be continued risks of human injury and property damage because of potential regional earthquakes.

The Community Plan Area is located in the Southwest Los Angeles Subregion. The entire subregion is underlain by the buried Torrance-Wilmington and Compton-Los Alamitos thrust faults. Little is known about either of these thrust faults. The General Plan Framework Draft Environmental Impact Report identified the Westchester - Playa Del Rey Community Plan Area as having a Fault Rupture Hazards Level Assignment between Not Known to be Present and High, a Slope Stability Hazards Level Assignment between Not Known to be Present and Moderate, an Overall Relative Geologic Hazard Level Assignment of Moderate, and an Overall Relative Seismic Hazard Level Assignment of Moderate to High. No Alquist-Priolo Special Studies Areas, designated by the State of California Division of Mines and Geology, are located within the Community Plan Area.

- ii. *Strong seismic ground shaking? (Potentially Significant Impact)*

Structures built in the Community Plan Area would continue to be subject to City Department of Building and Safety standards and regulations, which pertain to the structural integrity of buildings. The Project would not increase buildable area of the Community Plan Area beyond that which

presently exists. While some potential exists for geologic hazards due to geologic and seismic conditions in the Community Plan Area, the Project proposes no changes that would significantly alter these conditions. Project implementation would not be anticipated to result in the exposure of people or property to significantly increased geologic hazards.

- iii. Seismic-related ground failure, including liquefaction? (Potentially Significant Impact)

The General Plan Framework Draft Environmental Impact Report identifies the Westchester - Playa Del Rey Community Plan Area as having a Liquefaction Hazards Level Assignment between Not Known to be Present and High. Structures built in liquefaction or exposed erosive soil areas would continue to be required by City Building and Safety to be engineered to resist liquefaction damage, and to include erosion control measures in project development plans.

- iv. *Landslides? (Potentially Significant Impact)*

The General Plan Framework Draft Environmental Impact Report identifies the Westchester - Playa Del Rey Community Plan Area as having a Slope Stability Hazards Level Assignment between Not Known to be Present and Moderate. The Project proposes no significant modifications to the existing topography, and most of the available land is buildable without the need for extensive grading.

- b. *Result in substantial soil erosion or the loss of topsoil? (No Impact)*

The Project would not be expected to significantly increase wind or water erosion of soils, or the loss of topsoil, either on- or off- site. On a project specific basis, all development must comply with the provisions of the Bureau of Engineering in flood prone areas, and the requirements of the City's administered by the Storm Water Division of the Bureau of Sanitation.

- 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? (Potentially Significant Unless Mitigation Incorporated)*

The Community Plan Area is located in a highly urbanized area and the majority of the land area has been intensively developed. The east side of the Community Plan Area east of Sepulveda has older surficial deposits of moderately consolidated marine sand, pebbly sand, gravel, and silt alluvium. Ground water levels at depths of less than 30 feet is present in an area north of Ballona Creek to the Santa Monica

freeway, according to the General Plan Framework Draft Environmental Report. Therefore, project implementation may result in further development being 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 landslides, lateral spreading, subsidence, liquefaction, or collapse. However, structures built on liquefaction or exposed erosive soil areas would continue to be required by City Building and Safety to be engineered to resist liquefaction damage, and to include erosion control measures in project development plans.

- 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? (No Impact)*

The Community Plan Area is located in a highly urbanized area and the majority of the land area has been intensively developed. Project implementation would not be anticipated to result in further development being located on expansive soil or soil that is unstable, or that would become unstable as a result of the Project, creating substantial risks to life or property.

- e. *Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? (No Impact)*

The Community Plan Area is located in a highly urbanized area and the majority of the land area has been intensively developed and has sewers and waste water disposal systems already in place. Project implementation would not be anticipated to result in further development being located on 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.

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? (No Impact)*

The Project is not anticipated to 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? (No Impact)*

The Project is not anticipated to create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

- c. *Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (No Impact)*

The Project is not anticipated to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

- d. *Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (No Impact)*

The Project is not anticipated to 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, it would not create a significant hazard to the public or the environment.

- e. *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (No Impact)*

While the Project is not located within an airport land use plan, the Project area adjoins the Los Angeles World Airport/Los Angeles International Airport (LAWA/LAX). However, the Project would not 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? (No Impact)*

The Project is not within the vicinity of a private airstrip, therefore, the Project would not 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? (No Impact)*

The Project is not anticipated to 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? (No Impact)*

The Community Plan Area is located in a highly urbanized area and the majority of

the land area has been intensively developed. The Project is not anticipated to expose people or structures to a significant risk of loss, injury or death involving wildland fires.

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

- a. *Violate any water quality standards or waste discharge requirements? (No Impact)*
The Project would not be anticipated to 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 pre-existing 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 Unless Mitigation Incorporated)*

The Project would not be anticipated to 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. However, portions of the Community Plan Area include areas with shallow groundwater with depths of ten to thirty feet. Such areas would not accommodate new development which would likely significantly change the quantity of ground waters, either through direct additions or withdrawals or through interception of an aquifer by cuts or excavations. Excavations to groundwater level would continue to be regulated by the Grading Division of the City Department of Building and Safety and by the City Bureau of Engineering. Mitigation Measures, including dewatering programs, may be required for future development projects on a case by case basis. However, mitigation of these impacts will occur through each development's own environmental clearance. No Groundwater Contamination Areas have been identified within the Community Plan Area.

- 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? (No Impact)*

The Project would not be anticipated to substantially alter the existing drainage pattern of the area, including 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. The Project does not propose activities which would affect the course of the Ballona Creek, which flows westerly into the Pacific Ocean.

- 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? (No Impact)

The Project would not be anticipated to substantially alter the existing drainage pattern of the 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 offsite. The majority of the Community Plan Area is already developed. The urbanized areas covered by impervious surfaces would continue to have surface water runoff collected by numerous storm drain systems. Land Use designations for undeveloped areas of the Plan are not proposed to be amended and thus there will be no impact.

- 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? (No Impact)*

The Project would not be anticipated to 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. As stated above, the majority of the Community Plan Area is already developed and there is a well-developed network of storm drains in place. The urbanized areas covered by impervious surfaces would continue to have surface water runoff collected by these numerous storm drain systems. The Project would not be anticipated to significantly increase discharge into stormwater drainage systems since it proposes no plan amendments which would result in the development of areas previously planned for open space use or to change areas previously planned for single family residential use to commercial or industrial uses.

- f. *Otherwise substantially degrade water quality? (No Impact)*

The Project would not be anticipated to substantially degrade water quality. Pollutants common to urban areas, especially those related to automobiles, are contained in water runoff and may be carried into the storm drain system and discharged into the ocean. Discharges are regulated by the Regional Water Quality Control Board and by the stormwater management program of the Bureau of Sanitation's Stormwater Division.

- 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? (No Impact)*

The Project is not anticipated to result in additional exposure of people or property to significant water-related hazards such as flooding or tidal waves. Environmental data maps indicate that Potential Inundation Areas exist in the Playa del Rey Lagoon

area and along the Ballona Creek. These areas would likely become inundated in the event of a flood. Portions of northwestern and western Westchester - Playa Del Rey Community Plan Area are within the 100-year flood plain, and are susceptible to tsunami. While the potential exists for water related hazards due to geologic and hydrologic conditions that already exist in the area, the Project proposes no changes that will affect these conditions either positively or negatively. City Building and Safety flood control requirements would continue to be imposed upon new developments in the Community Plan Area.

- h. *Place within a 100-year flood plain structures which would impede or redirect flood flows? (No Impact)*

The Project is not anticipated to result in the placement, within a 100-year flood plain, structures which would impede or redirect flood flows. Environmental data maps indicate that Potential Inundation Areas exist in the Playa del Rey Lagoon area and along the Ballona Creek. These areas would likely become inundated in the event of a flood. Portions of northwestern and western Westchester - Playa Del Rey Community Plan Area are within the 100-year flood plain, and are susceptible to tsunami. While the potential exists for water related hazards due to geologic and hydrologic conditions that already exist in the area, the Project would not be expected to significantly alter the course or flow of flood waters, or of the extent of the Potential Inundation areas. Some surface water runoff may collect within topographic low spots in paved areas during occasional heavy rains.

- i. *Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (No Impact)*

The Project is not anticipated to result in the exposure of people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.

- j. *Result in inundation by seiche, tsunami, or mudflow? (No Impact)*

Portions of northwestern and western Westchester - Playa Del Rey Community Plan Area are susceptible to tsunami, and portions of the Plan area are susceptible to mudflow or seiche. This is due to natural conditions that already exist in the area. However, the Project does not propose any activities that would adversely affect these conditions or increase the likelihood of inundation by seiche, tsunami, or mudflow.

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

- a. *Physically divide an established community? (No Impact)*

The Project is the update of the existing community plan and does not propose any activities that would result in the physical division of an established community.

- 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? (No Impact)*

The Project is the update of the existing community plan. It would alter permitted land uses in the Community Plan Area and would result in the redesignation of some land to reflect existing conditions. Potential conflicts between residential and commercial uses in mixed-use developments would be mitigated through City Building Code and Zoning requirements. Plan amendments or zone changes for other parcels would eliminate “spot zoning.” The Project would update the Service System Symbol on the Community Plan map and would revise plan text to implement the General Plan Framework. The Project would not conflict with applicable land use plan, policy or regulation of an agency with jurisdiction over the Project.

- c. *Conflict with any applicable habitat conservation plan or natural community conservation plan? (No Impact)*

The Project is not anticipated to result in a conflict with any applicable habitat conservation plan or natural community conservation plan.

X NATURAL 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? (No Impact)*

The Project is not anticipated to 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? (No Impact)*

The Project is not anticipated to 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.

XI NOISE. *Would the project result in:*

- a. *The 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 Unless Mitigation Incorporated)

The Project has the potential to result in the exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. Vehicular and airplane related noises are the major contributors to ambient noise levels.

- b. *The exposure of people to or generation of excessive groundborne vibration or groundborne noise levels? (No Impact)*

The Project is not anticipated to result in the exposure of people to or generation of excessive groundborne vibration or groundborne noise levels.

- c. *A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Potentially Significant Unless Mitigation Incorporated)*

The Project has the potential to result in a substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project. The Community Plan Area is an urbanized area with a mix of low to medium-high density uses. The Project would continue to accommodate commercial land uses in relative close proximity to residential uses. The Project would therefore be anticipated to result in exposure of additional people to significant increases in severe noise levels, especially as the development of mixed use commercial/residential developments on commercially planned properties on major or secondary highways is permitted, unless mitigation measures such as sound barriers, double-glazing of windows, and restricted hours of truck operations are incorporated.

- d. *A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (No Impact)*

The Project is not anticipated to result in a substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project.

- e. *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (No Impact)*

The Project is not located within an airport land use plan, however, the Los Angeles International Airport (LAX) adjoins the Community Plan Area. Future

developments at LAX may result in increased airplane noise levels. The mitigation of airplane related noise is under the sole responsibility of the Federal Aviation Administration (FAA) and the Los Angeles World Airport (LAWA), which is the authority that operates LAX.

- 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)*

The Project is not within the vicinity of a private airstrip. However, the Los Angeles International Airport (LAX) adjoins the plan area. Future developments at LAX may result in increased airplane noise levels, but the FAA and LAWA will be responsible for setting the regulations to mitigate the impacts of increased airplane noise levels.

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)? (Potentially Significant Impact)*

Construction of new multiple family housing on underutilized properties may result in inducing population growth due to the effect of new construction to the higher densities permitted by the existing multiple family zones. A few private school sites of significant size are also proposed to be changed to multiple residential land use designations, due to their location in areas surrounded by similar designations. However, development of multiple family housing on these sites would require zone changes and the termination of the existing uses. Some additional multiple family housing may also be encouraged in Mixed Use Boulevard areas proposed by the Project. The Project may also affect the distribution, density and growth rate of the human population of the Community Plan Area.

- b. *Displace substantial numbers of existing housing necessitating the construction of replacement housing elsewhere? (No Impact)*

The Project is not anticipated to result in the displacement of substantial numbers of existing housing necessitating the construction of replacement housing elsewhere. Plan policies would continue to encourage the retention and rehabilitation of existing housing stock throughout the Community Plan Area. The Project does not propose changing any substantial areas currently developed with residential uses to non-residential land use categories.

The Project may affect existing housing to accommodate a SCAG Regional Transportation Plan (RTP) projected demand for additional housing to provide for forecast 2025 population increases. The Project would continue to encourage the

preservation of stable residential neighborhoods, and thereby promote the maintenance and preservation of most existing housing stock. The Project would, also, encourage and direct housing growth to occur in mixed-use areas.

The Project may increase the availability of rental housing in the Community Plan Area as a result of new areas designated for Medium Density Residential, and for Mixed-Use Boulevards.

The Project may result in the demolition of existing multiple unit residential buildings or other facilities in the Plan to accommodate larger residential structures. The Project would, however, continue to encourage the remodeling and rehabilitation of older residential buildings within the Community Plan Area to current standards.

- c. *Displace substantial numbers of people necessitating the construction of replacement housing elsewhere? (No Impact)*

The Project is not anticipated to displace substantial numbers of people necessitating the construction of replacement housing elsewhere.

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)*

SCAG RTP (2025) anticipated population increases and proposed Plan residential density increases, together with designations of Framework Regional Centers, Community Centers, Neighborhood Districts, and Mixed-Use Boulevards within the Community Plan Area, may result in a need for significantly increased levels of new or altered Fire Department services.

The Framework EIR proposes Mitigation Measures to lessen impacts relative to fire protection. These would include: the requirement to monitor the need for improvements to infrastructure and public service capabilities within the Community Plan Area; and the requirement to correlate the appropriate level of capital, facility, or service improvements that are necessary to accommodate anticipated additional population growth. The Framework EIR also directs the establishment of programs for infrastructure and public service improvements to accommodate additional development, by type, amount, and location.

- b. *Police Protection? (Potentially Significant Impact)*

Framework and SCAG RTP (2025) anticipated changes, as well as Project build-out, will result in an increased demand for new or altered City Police Department services.

Framework describes a Citywide shortage of sworn police officers. The Framework EIR proposed Mitigation Measures to reduce the likelihood of significant impacts relative to police services. Some of the Mitigation Measures include requirements to: correlate programs for infrastructure and public service improvements to accommodate growth and development; monitor conditions which may require additional police services and facilities; and direct the location of police sub-station facilities in the ground floors of existing mixed-use buildings.

c. *Schools? (Potentially Significant Impact)*

Framework and SCAG RTP (2025) anticipated changes and Project build-out will result in a significant increased student population, which could place additional significant demands for new or altered services on the School District. Framework EIR Mitigation Measures may reduce this impact to a level of insignificance. Project build-out effects on school capacity are partly dependent upon the type of calendar schedule the School District would operate in the year 2025. Census tract population estimates may not reflect actual enrollment needs of Community Plan Area schools. The trend for school operations, however, is to utilize multi-tract calendars which, under some circumstances, can accommodate additional students within existing facilities. Additionally, the Los Angeles Unified School District is beginning an extensive building program to relieve overcrowding in existing schools and to increase capacity.

d. *Parks? (Potentially Significant Impact)*

Framework and SCAG RTP (2025) anticipated changes and Project build-out will result in an increased demand for new parks and recreation services. The Framework EIR includes Mitigation Measures to use public school playgrounds as parks; to replace asphalt areas with turf play fields; to evaluate public school playground shared-use potential for after-school hours, holidays, school breaks, and summer recreation programs; to develop small urban parks and open spaces within mixed-use developments; and to acquire additional City and private properties for recreational uses.

e. *Other governmental services, (including roads)? (Potentially Significant Impact)*

Framework and SCAG RTP (2025) anticipated changes and proposed Project allowable build-out may result in a significant increased demand for new or altered Library services. Framework describes a Citywide shortage of Library facility space. The Framework EIR includes Mitigation Measures that may reduce the potential for

significant impacts relative to Library facilities and services. The Mitigation Measures include the placement of Libraries into retail, office and mixed-use developments, the creation of Library facility and service standards to require increased neighborhood accessibility; the proposed expansion of types of Library facilities and services; and a program to seek additional funding sources to maintain and expand existing Library facilities and services.

Project build-out may result in a need for significant additional infrastructure. Implementation of the TIMP Mitigation Measures may necessitate new or altered maintenance services for public facilities, including roads, or the TIMP may otherwise mitigate possible impacts to public facilities and road maintenance services.

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)*

The Project may result in an increased demand for additional recreational facilities, and, if this demand is not met, result in increased use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. The Community Plan Area contains one regional park, one community park, and four neighborhood parks.

- 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? (No Impact)*

The Project is not anticipated to result in the inclusion of 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)*

The Project proposes no major changes to the existing Community Plan Area land uses and intensities. However, the designation of some major and secondary highway commercial strips as Mixed Use Boulevards, and the buildout of existing Plan densities and intensity, may result in an increase in trip generation, vehicle miles traveled, level of service designations at intersections, and average daily traffic

on streets and highways. These changes may result in significant impacts upon the existing transportation system. However, the Project TIMP for the Community Plan Area may mitigate anticipated impacts upon the existing transportation system to a level of insignificance.

The Project changes may significantly alter present patterns of circulation or movement of people and/or goods, with or without the implementation of Mitigation Measures which would be recommended by the TIMP.

- 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)*

The Project changes to the existing Community Plan Area land uses and intensities may result in increased trip generation, vehicle miles traveled, level of service designations at Community Plan Area intersections, and average daily traffic on Community Plan Area streets and highways. These changes may result in the level of service standard established by the county congestion management agency for designated roads or highways being exceeded, either individually or cumulatively. However, the Project TIMP for the Community Plan Area may mitigate anticipated impacts upon the level of service standards to a level of insignificance.

- 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 Project is not anticipated to 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. However, future developments at the Los Angeles World Airport/Los Angeles International Airport (LAWA/LAX) might result in changes in air traffic patterns, including increased air traffic as well as increased vehicular traffic.

- d. *Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (No Impact)*

The Project is not anticipated to 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? (No Impact)*

The Project is not anticipated to result in inadequate emergency access.

- f. *Result in inadequate parking capacity? (Potentially Significant Impact)*

The Project may result in inadequate parking capacity as an increase in population could result in an increase in vehicles and vehicular trips, which could, in turn, increase the demand for parking capacity. At the same time, revised land use designations and zoning may result in a change in parking capacity which might result in inadequate parking capacity. However, mitigation measures recommended in the TIMP, such as increased public transit facilities, may mitigate anticipated parking capacity inadequacies.

- g. *Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (No Impact)*

The Project is not anticipated to result in 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? (No Impact)*

The Project is not anticipated to exceed wastewater treatment requirements of the applicable 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? (No Impact)*

The Project is not anticipated to 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? (No Impact)*

The Project is not anticipated to require or result in the construction of new water or wastewater treatment facilities or 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.

- d. *Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (No Impact)*

There are sufficient water supplies available to serve the Project from existing

entitlements and resources, and it is not anticipated that new or expanded entitlements will be needed.

- 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? (No Impact)*

The Project is anticipated to 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

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

Landfill capacity is a dwindling resource and there may be insufficient permitted capacity to accommodate the Project's anticipated solid waste disposal needs. However, mitigation measures such as the curbside recycling programs already being implemented, public education, etc. may reduce the amount of solid waste requiring disposal and landfill requirements.

- g. *Comply with federal, state, and local statutes and regulations related to solid waste? (No Impact)*

The Project is anticipated to comply with federal, state, and local statutes and regulations related to solid waste.

XVII MANDATORY FINDINGS OF SIGNIFICANCE.

- a. *Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of the 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? (No Impact)*

The Community Plan Area is heavily urbanized. The Project would not be expected to have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of a major period of California history or prehistory.

- 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).

The Project proposes changes to the locations, configurations, and intensities of various land uses, and of circulation and service systems facilities. Development which is inconsistent with the intent and purpose of the Plan would not be allowed. However, development may vary somewhat from the Plan, as long as it is not inconsistent, provided the total area of each land use, the land use intensities, and the physical relationships among the various land uses are not altered. The Project would have impacts which are individually limited, but cumulatively considerable.

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

The Project is intended to have environmental effects which cause beneficial effects on human beings. The Plan would promote an arrangement of land use, circulation and services which would encourage and contribute to the economic and social well-being of human beings, and promote the physical health, safety, welfare, and convenience of the residents of the Community Plan Area, within the larger Framework of the City. The Plan would guide land development and allow regulated changes within the Community Plan Area. The Plan is intended to help meet existing and anticipated demand for housing in the City of Los Angeles, and to contribute to a healthful, safe, and pleasant environment for balanced economic growth. The Project would not be expected to have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.