



INITIAL STUDY

Canoga Park–Winnetka–Woodland Hills–West Hills Community/ Warner Center 2035 Plan

Promenade 2035

Case Number: ENV-2016-3909-EIR

Project Location: 6100 N. Topanga Canyon Boulevard; 21800 and 21900 W. Erwin Street; 21801, 21821, 21901, and 29131 W. Oxnard Street; and 6101 N. Owensmouth Avenue, Woodland Hills, CA 91367

Council District: 3—Bob Blumenfield

Project Description: Westfield Promenade LLC and Promenade Buyer LLC, both Westfield entities and together constituting the Applicant, propose the redevelopment of the existing Westfield Promenade Shopping Center (Project Site) located within the Warner Center 2035 Specific Plan (Warner Center Plan) area of the City of Los Angeles (City) with a new mixed-use development consisting of residential, retail/restaurant, office, hotel and entertainment uses (Project). The Project would specifically include approximately 1,432 multi-family residential units, approximately 244,000 square feet of retail/restaurant uses, approximately 629,000 square feet of office space, approximately 572 hotel rooms, and an approximately 320,000-square-foot, 15,000-seat Entertainment and Sports Center. The proposed uses would be provided in several buildings throughout the Project Site that would transition in height from one story and three to four stories at the corner of Topanga Canyon Boulevard and Erwin Street to 28 stories at the opposite corner of Owensmouth Avenue and Oxnard Street. The proposed uses would be supported by approximately 5,610 parking spaces at buildout, meeting the requirements of the Warner Center Plan. The Project would also include approximately 2 acres of ground level, publicly accessible open space, including a central green area and a number of plaza areas connecting the various uses. Overall, at buildout, the Project would remove approximately 641,000 square feet of existing floor area and construct approximately 3,271,000 square feet of new floor area, resulting in a net increase of approximately 2,630,000 square feet of new floor area within the Project Site.

APPLICANT:
Westfield Promenade LLC,
Promenade Buyer LLC

PREPARED BY:
Eyestone Environmental

ON BEHALF OF:
The City of Los Angeles
Department of City Planning
Major Projects and
Environmental Review Section

November 2016

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CITY OF LOS ANGELES

OFFICE OF THE CITY CLERK
ROOM 615, CITY HALL
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

INITIAL STUDY AND CHECKLIST

(Article IV B City CEQA Guidelines)

LEAD CITY AGENCY	COUNCIL DISTRICT	DATE
City of Los Angeles Department of City Planning	3	November 9, 2016

RESPONSIBLE AGENCIES

Potentially including, but not limited to, the Regional Water Quality Control Board, South Coast Air Quality Management District, Los Angeles Department of Building and Safety, Los Angeles Department of Water and Power, Los Angeles Department of Transportation, California Department of Transportation.

PROJECT TITLE/NO.

Promenade 2035

CASE NO.

ENV-2016-3909-EIR

PREVIOUS ACTIONS CASE NO.

ENV-2008-3471-EIR

DOES have significant changes from previous actions.

DOES NOT have significant changes from previous actions.

PROJECT DESCRIPTION:

The Project, located within the Warner Center 2035 Specific Plan (Warner Center Plan) area, would include approximately 1,432 multi-family residential units, approximately 244,000 square feet of retail/restaurant uses, approximately 629,000 square feet of office space, approximately 572 hotel rooms within two hotels, and an approximately 320,000-square-foot, 15,000-seat Entertainment and Sports Center. The proposed uses would be provided in several buildings throughout the Project Site that would transition in height from one-story and three to four stories at the corner of Topanga Canyon Boulevard and Erwin Street, to 28 stories at the opposite corner of Owensmouth Avenue and Oxnard Street, across from the existing high-rise office towers to the south.

The proposed uses would be supported by approximately 5,610 parking spaces at buildout, meeting the requirements of the Warner Center Plan. The proposed parking spaces would be distributed in both subterranean parking areas and above-grade parking. A limited number of surface parking spaces along Topanga Canyon Boulevard would also be provided.

The Project would also feature approximately two acres of ground level, publicly accessible open space.

At buildout, the Project would remove approximately 641,000 square feet of existing floor area and construct approximately 3,271,000 square feet of new floor area, resulting in a net increase of approximately 2,630,000 square feet of new floor area within the Project Site. The Project would be developed in phases with buildout of the Project anticipated to be complete in 2033. Refer to Attachment A, Project Description, of this Initial Study, for a detailed description of the Project.

ENVIRONMENTAL SETTING:

Within the Canoga Park–Winnetka–Woodland Hills–West Hills community, the Project Site is specifically located within the Downtown District of the Warner Center Plan area (Ordinance No. 182766). The Downtown District is intended to be Warner Center's primary employment and entertainment center, designated for high-density and mixed-use development, providing a mix of restaurant and specialty retail uses intended to attract office workers during the day and area residents and families in the evenings and on weekends. Accordingly, the area surrounding the Project Site is characterized by a variety of uses, including the Village at Westfield Topanga, an open-air mall, to the north of the Project Site, across Erwin Street; the Anthem Blue Cross office building to the east of the Project Site, across Owensmouth Avenue; the Warner Center Marriot Woodland Hills hotel and several office towers to the south, across Oxnard Street; and a variety of commercial uses to the west, with multi-family residential uses beyond, across Topanga Canyon Boulevard, and additional multi-family uses catty corner across Owensmouth Avenue and Erwin Street to the northeast.

PROJECT LOCATION

The Project Site encompasses the existing approximately 34-acre site of the Westfield Promenade Shopping Center located at 6100 N. Topanga Canyon Boulevard; 21800, 21900 W. Erwin Street; 21801, 21821, 21901, and 29131 W. Oxnard Street; and 6101 N. Owensmouth Avenue in the Canoga Park–Winnetka–Woodland Hills–West Hills community of the City of Los Angeles. The Project Site is generally bounded by Erwin Street to the north, Owensmouth Avenue to the east, Oxnard Street to the south, and Topanga Canyon Boulevard to the west.

PLANNING DISTRICT

Canoga Park–Winnetka–Woodland Hills–West Hills Community/Warner Center 2035 Plan

STATUS:

- PRELIMINARY
- PROPOSED _____
- ADOPTED December 5, 2013

EXISTING ZONING

WC

MAX. DENSITY ZONING

Base max 5.0:1
Max permitted after incentives 6.0:1

DOES CONFORM TO PLAN

PLANNED LAND USE & ZONE

WC

MAX. DENSITY PLAN

Base max 5.0:1
Max permitted after incentives: 6.0:1

DOES NOT CONFORM TO PLAN

SURROUNDING LAND USES

Commercial, residential, and medical

PROJECT DENSITY

2.30:1

NO DISTRICT PLAN



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.

Ewauno O'Bonnie

Oct. 31, 2016

SIGNATURE

TITLE

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:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) 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.
 - c) 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:
 - a. The significance criteria or threshold, if any, used to evaluate each question; and
 - b. 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 type="checkbox"/> Agricultural and Forestry Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Hydrology/Water Quality |
| <input checked="" type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Noise |
| <input checked="" type="checkbox"/> Population/Housing | <input checked="" type="checkbox"/> Public Services | <input checked="" type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Transportation/Traffic | <input checked="" type="checkbox"/> Tribal Cultural Resources | <input checked="" type="checkbox"/> Utilities/Service Systems |
| <input checked="" type="checkbox"/> Mandatory Findings of Significance | | |

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

 **BACKGROUND**

PROPONENT NAME

Westfield Promenade LLC, Promenade Buyer LLC, c/o Nicholas Rumanes

PHONE NUMBER

310-689-5679

PROPONENT ADDRESS

2049 Century Park East, Los Angeles, CA 90067

AGENCY REQUIRING CHECKLIST

City of Los Angeles, Department of City Planning

DATE SUBMITTED

November 9, 2016

PROPOSAL NAME (If Applicable)

 **ENVIRONMENTAL IMPACTS**

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

Refer to Attachment B: Explanation of Checklist Determinations, of this Initial Study, for detailed explanations to this Initial Study Checklist.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS. Would the project:				
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 within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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. AGRICULTURE AND FOREST 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. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), 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 with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a. Conflict with or obstruct implementation of the applicable air quality 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 project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

IV. BIOLOGICAL RESOURCES. Would the project:

a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

V. CULTURAL RESOURCES: Would the project:

a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Disturb any human remains, including those interred outside of dedicated cemeteries (see Public Resources Code, Ch. 1.75, §5097.98, and Health and Safety Code §7050.5(b))?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

VI. GEOLOGY AND SOILS. Would the project:

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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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VII. GREENHOUSE GAS EMISSIONS. Would the project:

- | | | | | |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

VIII. 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? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <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 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

IX. HYDROLOGY AND WATER QUALITY. Would the project:

- | | | | | |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a. Violate any water quality standards or waste discharge requirements? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 uses for which permits have been granted)?				
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 hazard area as mapped on a 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 hazard area 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, injury 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
X. LAND USE AND PLANNING. Would the project:				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with any 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, local 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XI. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>

XII. NOISE. Would the project result in:

a. 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Exposure of persons 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 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

XIII. 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)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

XIV. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the 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?	<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"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Schools?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Parks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Other public facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

XV. 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

XVI. TRANSPORTATION/TRAFFIC. Would the project:

a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Result in inadequate emergency access?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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XVII. TRIBAL CULTURAL RESOURCES.

- a. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:
- i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or
 - ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

XVIII. UTILITIES AND SERVICE SYSTEMS. Would the project:

- a. 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?
- c. Require or result in the construction of new storm water 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?
- 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?
- f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?
- g. Comply with federal, state, and local statutes and regulations related to solid waste?
- h. Other utilities and service systems?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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XIX. MANDATORY FINDINGS OF SIGNIFICANCE.

- | | | | | |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <p>a. Does the project 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 the major periods of California history or prehistory?</p> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>b. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a 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).</p> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</p> | <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
Stephanie Eyestone-Jones Eyestone Environmental 6701 Center Drive West, Suite 900 Los Angeles, CA 90045	President	(424) 207-5333	November 9, 2016

A. Project Description

Attachment A: Project Description

A. Introduction

Westfield Promenade LLC and Promenade Buyer LLC, both Westfield entities and together constituting the Applicant, propose the redevelopment of the existing Westfield Promenade Shopping Center (Project Site) located within the Warner Center 2035 Specific Plan (Warner Center Plan) area of the City of Los Angeles (City) with a new mixed-use development consisting of residential, retail/restaurant, office, hotel and entertainment uses (Project). The Project would specifically include approximately 1,432 multi-family residential units, approximately 244,000 square feet of retail/restaurant uses, approximately 629,000 square feet of office space, approximately 572 hotel rooms, and an approximately 320,000-square-foot, 15,000-seat Entertainment and Sports Center. The proposed uses would be provided in several buildings throughout the Project Site that would transition in height from one story and three to four stories at the corner of Topanga Canyon Boulevard and Erwin Street, to 28 stories at the opposite corner of Owensmouth Avenue and Oxnard Street.

The proposed uses would be supported by approximately 5,610 parking spaces at buildout, meeting the requirements of the Warner Center Plan. Parking would be distributed in both subterranean parking areas and above-grade parking. A limited number of surface parking spaces would be provided along Topanga Canyon Boulevard.

The Project would also include approximately 2 acres of ground level, publicly accessible open space, including a central green area and a number of plaza areas connecting the various uses. In addition, the Project would provide balconies, rooftop amenity decks for residents and hotel guests, and rooftop open space areas as part of the proposed office uses.

Overall, at buildout, the Project would remove approximately 641,000 square feet of existing floor area and construct approximately 3,271,000 square feet of new floor area, resulting in a net increase of approximately 2,630,000 square feet of new floor area within the Project Site. The Project would be developed in phases with buildout of the Project anticipated to be complete in 2033.

B. Project Location and Surrounding Uses

The Project Site encompasses the existing approximately 34-acre site of the Westfield Promenade Shopping Center (Shopping Center) located at 6100 N. Topanga Canyon Boulevard; 21800 and 21900 W. Erwin Street; 21801, 21821, 21901, and 29131 W. Oxnard Street; and 6101 N. Owensmouth Avenue in the Canoga Park–Winnetka–Woodland Hills–West Hills community of the City of Los Angeles. As shown in Figure A-1 on page A-3, the Project Site is generally bounded by Erwin Street to the north, Owensmouth Avenue to the east, Oxnard Street to the south, and Topanga Canyon Boulevard to the west.

Within the Canoga Park–Winnetka–Woodland Hills–West Hills Community Plan (Community Plan), the Project Site is specifically located within the Downtown District of the Warner Center Plan area. The Downtown District is designated for high-density and mixed-use development including entertainment uses. As shown in the aerial photograph in Figure A-2 on page A-4, the area surrounding the Project Site is characterized by a variety of uses, including the Village at Westfield Topanga, an open-air mall, to the north of the Project Site, across Erwin Street; the Anthem Blue Cross office building to the east of the Project Site, across Owensmouth Avenue; the Warner Center Marriot Woodland Hills Hotel and several office towers to the south, across Oxnard Street; and a variety of commercial uses to the west, with residential uses beyond, across Topanga Canyon Boulevard and northeast across Erwin Street along Owensmouth Avenue.

Regional access to the Project area is provided by Topanga Canyon Boulevard (SR 27), which runs along the western edge of the Project Site, and the Ventura (US-101) Freeway, which is located approximately 0.7 miles south of the Project Site. A number of transit agencies also provide public transit to the Project Site and surrounding community, including the City of Los Angeles Department of Transportation, the Los Angeles County Metropolitan Transportation Authority (Metro), Santa Clarita Transit, and the Antelope Valley Transit Authority. The Project Site and vicinity are specifically served by the Los Angeles Department of Transportation DASH shuttle for the Warner Center area and Metro's Orange Line Warner Center Transit Hub on Owensmouth Avenue. Various bus stops also surround the Project Site.

C. Existing Conditions

1. Existing Project Site Conditions

The approximately 34-acre Project Site is currently occupied by the Shopping Center. As shown in Figure A-3 on page A-5, the approximately 634,000-square-foot, two-story Shopping Center building is centered on the Project Site and is largely

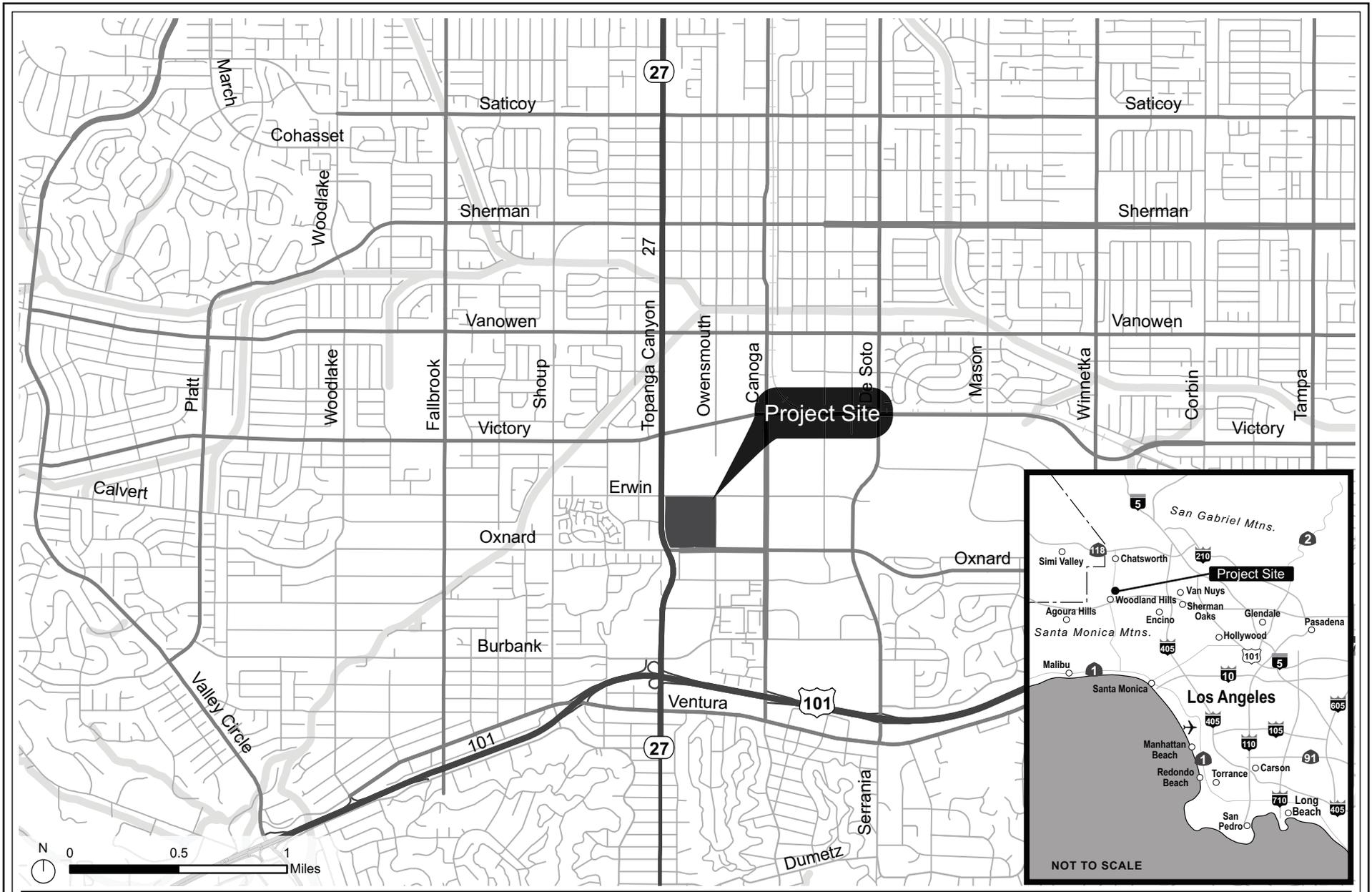


Figure A-1
Project Location Map



Figure A-2
Aerial Photograph of the Project Site



Figure A-3
Existing Site Plan

surrounded by surface parking areas on all sides with frontage along Erwin Street, Owensmouth Avenue, Oxnard Street, and Topanga Canyon Boulevard. A stand-alone one-story restaurant building currently occupied by P.F. Chang's and comprising approximately 7,000 square feet is also located on the Project Site just south of the Shopping Center building. The uses within the Project Site together comprise approximately 641,000 square feet. The existing one- and two-story buildings range in height from approximately 25 feet to 50 feet. In total, approximately 2,530 surface parking spaces are located on-site.

Landscaping within and surrounding the Project Site is limited to trees and shrubs throughout the surface parking areas, along the adjacent roadways, and around some building perimeters.

2. Land Use and Zoning

The Project Site is designated for Regional Center Commercial land uses pursuant to the City's General Plan Framework and designated for Commercial land uses pursuant to the Canoga Park–Winnetka–Woodland Hills–West Hills Community Plan. The General Plan Framework encourages development of multi-family residential, retail, commercial, and office uses in areas designated Regional Center Commercial. The Community Plan includes four Specific Plan areas, including the Warner Center Plan in which the Project Site is located.

Per the Los Angeles Municipal Code (LAMC), the Project Site is zoned WC, indicating that the Project Site is within the Warner Center Plan zone. The Warner Center Plan was adopted by the City, and the Warner Center Plan EIR was certified by the City, in 2013. The Warner Center Plan is divided into eight zoning districts. The Project Site is located within the Downtown District of the Warner Center Plan. Land uses permitted within the Downtown District include residential, commercial, service, civic, entertainment and industrial uses. A base maximum floor area ratio (FAR) of 5.0:1 is permitted within the Downtown District, with incentives allowing an FAR up to 6.0:1. There is no maximum building height limit within the Downtown District. However, all projects with frontage along a public street or highway are required to have a minimum building height of 35 feet along that frontage. In addition, for any residential project, mixed-use project with a residential component, or a live-work project, the floor level of the highest residential dwelling unit must be at least 100 feet above the adjacent grade. The Project Site is also zoned SN, indicating the Project Site is subject to the Warner Center Supplemental Sign Ordinance (Ordinance 183147).

D. Description of the Proposed Project

1. Project Overview

The Project includes the redevelopment of the existing Shopping Center with a new mixed-use development consisting of residential, retail/restaurant, office, hotel and entertainment uses. The Project would specifically include approximately 1,432 multi-family residential units, approximately 244,000 square feet of retail/restaurant uses, approximately 629,000 square feet of office space (including both large floor-plate creative office as well as more traditional high-rise office), approximately 572 hotel rooms within two hotels (272 rooms and 300 rooms, respectively), and an approximately 320,000-square-foot, 15,000-seat Entertainment and Sports Center. The proposed uses would be provided in several buildings throughout the Project Site that would transition in height from one-story retail and three- to four-story creative office at the corner of Topanga Canyon Boulevard and Erwin Street, to a 28-story office tower at the opposite corner of Owensmouth Avenue and Oxnard Street, across from the existing high-rise office towers to the south.

At buildout, the Project would remove approximately 641,000 square feet of existing floor area and construct approximately 3,271,000 square feet of new floor area, resulting in a net increase of approximately 2,630,000 square feet of new floor area within the Project Site. A summary of the proposed development is provided in Table A-1 on page A-8 and a conceptual illustration of the Project is shown in Figure A-4 on page A-9.

As previously described, the Project would be developed in phases with buildout of the Project anticipated to be complete in 2033. An overview of the anticipated phases is provided below in Section E, Project Construction and Phasing.

2. Project Program

As described above, the Project Site encompasses the approximately 34-acre site of the Shopping Center that is bounded by Erwin Street to the north, Owensmouth Avenue to the east, Oxnard Street to the south, and Topanga Canyon Boulevard to the west. The Project has been designed to include a variety of uses within specific geographical areas of the Project Site, based on adjacent uses, and which would be connected and integrated via internal streets and pedestrian pathways. These areas of the Project Site are described below.

Table A-1
Summary of Existing and Proposed Floor Area^a

Use	Existing (sf)	Proposed Demolition (sf)	Proposed Construction	Net New
Retail	641,000	641,000	244,000 sf	(397,000) sf
Residential	0	0	1,545,000 sf of residential 64,000 sf of non-residential (1,432 units)	1,545,000 sf of residential 64,000 sf of non-residential (1,432 units)
Office	0	0	629,000 sf	629,000 sf
Hotel	0	0	469,000 sf (572 rooms)	469,000 (572 rooms)
Entertainment	0	0	320,000 sf (15,000 seats)	320,000 sf (15,000 seats)
Total	641,000	641,000	3,271,000 sf	2,630,000 sf

sf = square feet

^a *Square footage is calculated pursuant to the LAMC definition of floor area for the purpose of calculating FAR. LAMC Section 12.03 defines floor area as “[t]he area in square feet confined within the exterior walls of a building, but not including the area of the following: exterior walls, stairways, shafts, rooms housing building-operating equipment or machinery, parking areas with associated driveways and ramps, space for the landing and storage of helicopters, and basement storage areas.”*

Source: Johnson Fain, 2016.

a. Northeast Area

As shown in Figure A-4 on page A-9, the northeast portion of the Project Site would consist of two mixed-use buildings with residential, work-live units, and ground level retail.

The northerly residential building (Northeast-A) would include approximately 320 residential units within one building ranging in height from seven stories to 15 stories (approximately 85 feet to 180 feet in height). Two-level work-live units are also proposed, with the work areas on the ground level and the living areas located above on the second floor. This building would include approximately 350,000 square feet of residential uses and approximately 34,000 square feet of the non-residential “work” portion of the work-live units on the ground level. Additionally, approximately 7,000 square feet of ground level, local-serving retail uses are proposed, primarily along Owensmouth Avenue and within the Warner Center Plan’s designated Activity Node located at the corner of Erwin Street and Owensmouth Avenue. Northeast-A would include a six-level, above-grade parking structure providing approximately 560 parking spaces and a landscaped residential amenity deck on the roof of the parking structure. The parking structure would be centrally located and entirely screened from view by the proposed ground-level non-residential uses, as required by the Warner Center Plan, and the surrounding residential uses.



Figure A-4
 Conceptual Site Plan

The southerly residential building within the northeast area (Northeast–B) would include approximately 326 residential units within one building ranging in height from seven stories to 15 stories (approximately 85 feet to 180 feet in height). This building would similarly include work-live units on the ground level. The building would include approximately 340,000 square feet of residential uses and approximately 30,000 square feet of the non-residential “work” portion of the work-live units. Additionally, approximately 14,000 square feet of ground level retail uses are proposed. At the center of Northeast–B would be a six-level, above-grade parking structure providing approximately 580 parking spaces, with a landscaped residential amenity deck on the roof of the parking structure.

Private outdoor open space for residents within the northeast area would be provided through balconies and landscaped amenity decks that would be approximately 1 acre in size. These amenity decks, which would be located at the roof level of each proposed parking structure within the northeast area, would include pool areas, seating and eating spaces, and other amenities. Ground level open spaces would also be provided within the northeast area, including landscaped areas referred to herein as the Gardens. These landscaped areas would be approximately 10,000 square feet in size. Each residential building would also include indoor amenities, such as fitness centers and lounges.

The buildings proposed within the northeast area would feature contemporary architecture with building elements such as projecting residential balconies, building façade breaks, and roof decks integrated into the buildings to reduce scale and massing. A variety of building materials such as window wall, smooth stucco, metal balconies, fiber cement boards, glass railings, modern brick palette, metal siding, and variety of colors and textures would be used to create interest.

b. Northwest Area

The northwest portion of the Project Site would provide a fully integrated mixed-use area with residential, retail, hotel, and office uses. As illustrated in Figure A-4 on page A-9, the westerly buildings in this area (Northwest–A), fronting Erwin Street to the north and Topanga Canyon Boulevard to the west, would include approximately 114,000 square feet of creative, large-floor plate office uses in two buildings, with approximately 62,000 square feet of retail uses within the first floors of both office buildings. An approximately 209,000-square-foot, 272-room hotel would also be located along Topanga Canyon Boulevard.

The easterly building in this area (Northwest–B) would include approximately 417 residential units within one residential building with approximately 85,000 square feet

of retail uses at the ground level of the residential building. The retail uses are anticipated to include a grocery store, likely on the northern end of the residential building.

The northwest area would feature transitional heights ranging from one-story retail uses and an 18-story hotel (approximately 230 feet in height) along Topanga Canyon Boulevard to three- and four-story creative office uses along Erwin Street and behind the retail and hotel uses fronting Topanga Canyon Boulevard. Behind the proposed retail, office, and hotel uses would be the residential building, which would range in height from seven to 18 stories (approximately 90 feet to 210 feet in height). A total of approximately 1,800 parking spaces would be provided in the northwest area, within two levels of subterranean parking and six levels of above grade parking wrapped by non-residential uses at the ground level and residential uses above. A limited number of surface parking spaces would also be provided along Topanga Canyon Boulevard. As shown in Figure A-4 on page A-9, the proposed retail, office, and hotel uses would be concentrated along the main street frontages with the proposed residential uses located internally.

A number of roofdeck amenity areas would be provided. The residential building would include nearly 1 acre of private outdoor, landscaped open space with pool areas within the amenity decks. The hotel would also include a roofdeck with a pool. In addition, both creative office buildings are anticipated to have adjoining roofdecks located on top of the adjacent one-story retail.

Architectural styles for the buildings within the northwest area of the Project Site would include an eclectic mix of modern shapes and materials to break down the scale of the buildings. Materials used would include recycled wood planks, standing seam metal panels, natural stones, high-performance glass, and cement fiber and tile.

c. Southwest Area

As illustrated in Figure A-4, the southwest area of the Project Site would include the development of an approximately 320,000-square-foot, 15,000-seat Entertainment and Sports Center. Adjoining the Entertainment and Sports Center would be a three-story office building comprising approximately 43,000 square feet. Below the office building would be a three-story parking structure providing approximately 290 parking spaces. Approximately 23,000 square feet of retail would wrap the parking structure at the ground level, and architectural treatments would screen the parking structure on the east side.

The Entertainment and Sports Center is proposed to be a flexible space that could accommodate a variety of entertainment uses, from major events to community gatherings. Events envisioned for this space include professional, youth, and community sports; live music, concerts, and performing arts; and fairs and exhibitions. The Entertainment and

Sports Center could be as large as 15,000 seats but would be designed to include flexible seating that could accommodate smaller gatherings. The Project includes the option for constructing the Entertainment and Sports Center with or without a roof, and the Project's environmental analysis will analyze whichever option has greater environmental impacts for each issue area, to provide a conservative analysis. The proposed two-level, 155 foot tall roof would accommodate the heights required of all major sports (with the exception of baseball), and would step down to the street over the seating areas. The building's main pedestrian entrances are proposed at the corner of Topanga Canyon Boulevard and Oxnard Street, and from the center of the Project Site at the northeast corner of the building. Both entries are proposed to include transparent façades providing open views into and through the building. Visitors entering from Topanga Canyon Boulevard would walk inside at the second level of the building and look down at the main floor. The opening on the northeast corner would provide indoor/outdoor transition space between the Entertainment and Sports Center's interior and the adjacent open space area referred to herein as Promenade Square, that includes approximately 60,000 square feet of open space. Other entries would likely also be available on the northern end of the Entertainment and Sports Center.

d. Southeast Area

The southeast area would include a residential building with approximately 369 residential units and approximately 34,000 square feet of retail uses. The proposed residential building would range in height from seven stories to 28 stories (100 feet to 336 feet in height) and would be located above the ground-level retail uses. The residential building would wrap a six-story parking structure on three sides. The parking structure would provide approximately 350 parking spaces. The eastern side of the parking structure would be screened by architectural elements above the ground level retail and the top of the parking structure would be hidden beneath an approximately 28,000 square foot landscaped amenity deck. An approximately 260,000-square-foot, 300-room hotel, ranging in height from five stories to 19 stories (81 feet to 260 feet in height), would be located along Owensmouth Avenue, with ground level retail along the public street. The hotel's first floor would include hotel uses and retail uses. Above these uses would be a four story parking structure with approximately 230 parking spaces. The parking structure would be wrapped on three sides by hotel uses. The western side of the parking structure would be screened by architectural elements. A ballroom and an approximately 36,000-square foot amenity deck would be located above the parking structure. The Project's tallest component would be an office tower approximately 472,000 square feet in size, located at the corner of Owensmouth Avenue and Oxnard Street, reaching 28 stories and approximately 502 feet in height, opposite similarly tall office towers on the south side of Oxnard Street. This corner is also a Warner Center Plan designated Activity Node, and retail is proposed to line the ground floor of the office building along both Owensmouth

Avenue and Oxnard Street. In total, approximately 53,000 square feet of retail is proposed in the southeast area.

In addition to the above grade parking structures described above, parking within the southwest and southeast areas of the Project Site is also anticipated to be provided in subterranean parking below the proposed uses. Specifically, approximately 1,400 parking spaces may be provided in two subterranean parking levels below the Entertainment and Sports Center with an additional approximately 530 parking spaces provided in two levels of subterranean parking in the southeast area, for a total of 1,930 below grade parking spaces. All subterranean parking would be connected. Alternatively, if two levels of subterranean parking are not constructed in the southwest area, then five levels of subterranean parking would be constructed in the southeast area totaling approximately 1,800 parking spaces. For each issue area, the EIR will conservatively analyze the option with the potential for greater environmental impacts.

The overall design of the southern portion of the Project Site is oriented around Promenade Square, proposed as a gathering place for residents and visitors. All buildings would have contiguous frontage along the street.

3. Access, Circulation and Parking

Consistent with the Warner Center Plan's requirements to break up Warner Center's large blocks, the Project includes two New Streets (as defined in the Warner Center Plan) connecting three public street frontages. Promenade Boulevard, an east-west New Street, connects at the mid-block through the center of the Project Site from Topanga Canyon Boulevard to Owensmouth Avenue. A north-south New Street called Warner Drive North nearly bisects the northern half of the Project Site at Erwin Street.

Additional private streets are proposed within the Project Site, which would further break up the blocks. Warner Drive South is a north-south street proposed at the mid-block of Oxnard Street connecting to Promenade Boulevard. Mews Lane is an east-west street connecting Owensmouth Avenue to Warner Drive North. West Lane is a north-south street on the west side of Erwin Street, connecting Erwin Street and Promenade Boulevard. Circle Drive is also proposed to connect between Oxnard Street and Owensmouth Avenue around the office building and next to the hotel proposed within the southeast area of the Project Site. Each of these private streets could be closed to vehicular traffic at times, to allow the streets to become pedestrian-only areas. For instance, during events at the Entertainment and Sports Center, Warner Drive South may be closed to allow pedestrians to easily walk between Promenade Square and the Entertainment Center.

The Project would meet the parking requirements of the Warner Center Plan. The Project proposes 1,432 parking spaces for the proposed 1,432 units, which provides one parking space per unit, meeting the Warner Center Plan's requirements. However, each of the buildings with residential uses would contain additional parking spaces for use by the Entertainment and Sports Center, which could also be used by Project residents and guests when small-scale or no events are occurring at the Entertainment and Sports Center.

The Project proposes 448 parking spaces for approximately 244,000 square feet of retail space, which would provide two parking spaces per 1,000 square feet, meeting the requirements of the Warner Center Plan. Likewise, the Project proposes 629 parking spaces for approximately 629,000 feet of office uses, meeting the Warner Center Plan's requirement of one parking space per 1,000 square feet of office use. For hotels, the LAMC requires a different parking rate for each hotel room size. The Project proposes to provide parking for the hotel uses consistent with LAMC §12.21.A.4.(b), which requires one parking space for each individual guest room or suite of rooms for the first 30; one additional parking space for each two guest rooms or suites of rooms in excess of 30 but not exceeding 60; and one additional parking space for each three guest rooms or suites of rooms in excess of 60. This would result in a parking requirement of 429 parking spaces for 572 hotel guest rooms, which would be provided.

Like the residential buildings described above, each of the Project's above-grade and subterranean parking areas would provide additional parking supply above and beyond the parking required to meet the residential, retail, office and hotel uses. Specifically, approximately 2,600 parking spaces above the parking requirements described above are proposed at full buildout. These parking spaces would be used by the Entertainment and Sports Center during events. All of the Project's parking areas would be managed by a single parking operator, and the Project's subterranean parking may be connected underground such that parking from anywhere on the Project Site could be used to accommodate events at the Entertainment and Sports Center.

When no events are taking place, or smaller events are occurring which do not utilize all the on-site parking available to the Entertainment and Sports Center, the additional parking spaces on-site would be available to the other users, like shoppers and residential guests. For events requiring parking above the on-site supply of approximately 2,600 parking spaces for the Entertainment and Sports Center, shared parking is requested to allow event visitors to use other on-site parking spaces (i.e. available office or retail spaces) when not in use. For parking demand needed beyond this for the largest events, and consistent with the Warner Center Plan, off-site parking is requested to utilize the thousands of parking spaces located in the immediate vicinity of the Project Site, including immediately south of the Project Site within the Warner Center office buildings, and

immediately east of the Project Site at the Blue Cross location. As required by the Warner Center Plan, a covenant would be recorded to the satisfaction of the Director of City Planning with regard to the location of off-site parking.

When detailed construction plans for the Project are developed, it is possible that changes may occur to the interior of the parking areas. For instance, the number of parking spaces that would be provided on-site for the Entertainment and Sports Center may be reduced due to the placement of mechanical areas, elevator shafts, and other structural elements within the parking structures. Therefore, the Project's shared use and off-site parking request for the Entertainment and Sports Center proposes that if on-site parking is reduced, sufficient parking must be provided to meet event demand of the Entertainment and Sports Center through a combination of on-site parking for the Entertainment and Sports Center, on-site shared parking, and available off-site parking, which would be detailed in an event parking management plan.

4. Landscaping and Open Space

The Project's street frontages would meet all the requirements of the Warner Center Plan, both with regard to the types of new trees planted and the pedestrian connections. New street trees consistent with the Warner Center Plan would be planted along all four streetscapes, and new parkways and sidewalks would be constructed.

As previously described, at the center of the Project Site would be Promenade Square, a more than 60,000 square foot open space area that can be used for a variety of functions, including open-air concerts, farmers markets, and other civic events. In addition to providing space for large gatherings, seating areas for smaller day-to-day gatherings would also be provided around the borders of Promenade Square, with rows of trees providing shade and framing this space. There would also be a strong landscaping connection to the Entertainment and Sports Center, and a proposed zero curb for Warner Drive South. This would allow the forecourt of the Entertainment and Sports Center and Promenade Square to function as a cohesive indoor/outdoor area for events. The Project's residential and hotel buildings would be located adjacent to Promenade Square, allowing residents and guests to walk outside directly into a large park space. The Project would meet and exceed the Warner Center Plan's Publicly Accessible Open Space requirement.

Large open spaces are also proposed next to the residential buildings in the northeast area. Two street-facing courtyards, referred to as the Gardens, would be created next to Warner Drive North. The Gardens would total more than 20,000 square feet of landscaped space. Architectural shade canopies would be created at the front of the courts, with a lawn, soft decomposed granite seating area, and amenities proposed.

A smaller plaza area is also proposed on the south side of the northwest area. From this plaza, a retail street (West Lane) runs to the north. The street would have parkways planted with drought tolerant grasses and trees. Large canopy trees would scale with the buildings and allow views beneath to the retail frontage as well as seating below.

Landscaped roof decks are proposed within every area of the Project Site. Trees and landscaping are proposed on the edge of these decks to allow the greenery to be seen and experienced from the ground level. Amenity roof decks are proposed for the residential buildings, which would include pools, outdoor dining areas, landscaped park spaces, and shaded seating areas. The northern creative office buildings are proposed to have adjacent outdoor roof decks, allowing people to easily walk outside to eat lunch or bring meetings outdoors. Both hotels would also provide elevated outdoor spaces for guests and visitors and are proposed to include pools, seating areas, and other amenities.

5. Lighting and Signage

Lighting on the Project Site would include low-level interior lighting adjacent to buildings, parking structures, surface parking areas, and along pathways for security and wayfinding purposes. In addition lighting to accent signage, architectural features, and landscaping elements would be installed throughout the Project Site. On-site exterior lighting would be shielded or directed toward the areas to be lit to limit light spillover onto off-site uses and would meet all applicable LAMC lighting standards.

Signage on the Project Site would be consistent with the Warner Center Plan and designed to be compatible with the existing and proposed architecture of the Project. New signage would be architecturally integrated into the design of the buildings and would establish appropriate identification for the proposed uses. Project signage would include monument signage, building, and general ground level and wayfinding pedestrian signage. Digital signage is also requested consistent with the Project Site's location in the Downtown District of the Warner Center Plan. Other signage would be illuminated by means of low-level external lighting, internal halo lighting, or ambient light. Exterior lights would be directed onto signs to minimize off-site glare. In accordance with the LAMC, illumination used for Project signage would be limited in light intensity to avoid negative lighting impacts to the nearest residentially zoned property.

6. Sustainability Features

The Project would be designed and constructed to incorporate features to support and promote environmental sustainability. This Transit Oriented Development would be located on a major public transit hub, next to the Orange Line and Warner Center Transit

Hub, and would bring multiple uses, including housing, office, retail, entertainment, and open space, together in one location.

“Green” principles are incorporated throughout the Project to comply with the City of Los Angeles Green Building Code and the sustainability intent of the U.S. Green Building Council’s Leadership in Energy and Environmental Design (LEED®) program to meet the standards of LEED Silver or equivalent green building standards. These include energy conservation, water conservation, and waste reduction features. Specifically, the Project would incorporate, but not be limited to, the following features to support and promote environmental sustainability: Energy Star appliances; plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) that comply with the performance requirements specified in the City of Los Angeles Green Building Code; weather-based irrigation system; and water-efficient landscaping.

The Project would include measures to capture and reuse rainwater for irrigation and landscaping; reduce energy usage through a variety of measures including solar passive design, daylight harvesting, natural ventilation, and thoughtful building orientation; cover the top floors of the parking structures with open space, vegetation or amenities; and cover building roofs with either vegetation or cool roof systems to help reduce energy use. Stormwater treatment would occur through a variety of means based on the adjacent building requirements. Large cisterns to harvest rainwater would be paired with water treatment swales and detention basins. All basins would be seamlessly designed into the landscape, as part of the overall public realm design.

The Project would comply with the Solar Reflectance Index requirement in the Warner Center Plan Appendix G through the selection of Option 3. Excluding areas reserved for photovoltaic panels, mechanical equipment, and appurtenances, the buildings would include both cool/reflective and green/vegetated roofing surfaces such that the weighted average of the total roof area would mitigate heat island effect.

E. Project Construction and Phasing

The Project is anticipated to be developed in phases with buildout of the Project completed in 2033. A description of each phase of the Project is summarized in Table A-2 on page A-18, and described below. The Project’s phasing plan is intended to describe the geographic area covered by each phase of the Project, with the order of buildout of these geographic phases subject to change depending on market conditions. In addition, the phases of the Project have the potential to overlap. Throughout the Project’s EIR, the overlapping of phases would be analyzed for those issue areas where such an occurrence would result in greater environmental impacts in order to provide a conservative analysis.

Table A-2
Project Phasing—New Construction^a

	Floor Area (sf)
Northeast–A (2021)	
Residential	350,000 (320 units)
Non-Residential/Retail	41,000 ^b
<i>Total Northeast–A</i>	<i>391,000</i>
Northeast–B (2021)	
Residential	340,000 (326 units)
Non-Residential/Retail	44,000 ^c
<i>Total Northeast–B</i>	<i>384,000</i>
Northwest–A (may include north and south phases) (2024)	
Retail	62,000
Hotel	209,000 (272 rooms)
Office	114,000
<i>Total Northwest–A</i>	<i>385,000</i>
Northwest–B (2024)	
Residential	480,000 (417 units)
Retail	85,000
<i>Total Northwest–B</i>	<i>565,000</i>
Southwest (2027)	
Retail	23,000
Office	43,000
Entertainment and Sports Center	320,000
<i>Total Southwest</i>	<i>386,000</i>
Southeast (2033)	
Residential	375,000 (369 units)
Retail	53,000
Hotel	260,000 (300 rooms)
Office	472,000
<i>Total Southeast</i>	<i>1,160,000</i>
Overall Total	3,271,000
<p>^a The Project's phasing plan is intended to describe the geographic area covered by each phase of the Project. The buildout year identified in Table A-2 shows one potential order of buildout of these geographic phases, subject to change depending on market conditions. In addition, the phases of the Project have the potential to overlap.</p> <p>^b The non-residential 41,000 square feet includes approximately 34,000 square feet of "work" areas on the ground-level of the work/live units, and approximately 7,000 square feet of ground-level retail.</p> <p>^c The non-residential 44,000 square feet includes approximately 30,000 square feet of "work" areas on the ground-level of the work/live units, and approximately 14,000 square feet of ground-level retail.</p> <p>Source: Johnson Fain, 2016.</p>	

To provide for development of the Project, demolition of the existing Shopping Center (with the exception of AMC Theatres, the Rack, and the stand-alone building currently occupied by P.F. Chang's) would occur either as the first part of Project construction or as an earlier interim project. However, to be conservative, the analysis included in the EIR would assume demolition would occur as part of the Project. If demolition occurs earlier as an interim project, then the Macy's building would remain until the building is analyzed as a potential historic resource as part of the Project's EIR and its removal is approved with the Project's requested Project Permit. The areas of the Shopping Center that are demolished would be used for temporary construction staging.

Once demolition occurs, the Project is anticipated to proceed with development of the northeast area of the Project Site, beginning with the northerly building, and then proceed in a counterclockwise order through the Project Site, to the northwest area, then the southwest area, then the southeast area. However, this order is subject to change based on market conditions.

Northeast-A would include the northerly residential/retail building in the northeast corner of the Project Site, with the above-grade parking structure, described above. Construction of the next phase, Northeast-B, would include both the southerly residential/retail building in the area, with the above-grade parking structure, as well as an approximately 1 acre of Promenade Square. Specifically, while AMC Theatres and an adjoining store, which cover a portion of the future Promenade Square, would remain in operation due to an existing lease, approximately 1 acre of Promenade Square would be constructed on the northern side of the AMC Theatres, creating an expansive open space area in the center of the Project Site. Northeast-A and Northeast-B are both proposed to be completed in 2021, although that timing is subject to change.

The northwest area is expected to be constructed next, and be completed in 2024, although it may be implemented earlier or later depending on market conditions. The Northwest-B residential/retail building may be constructed first, which would include the grocery store on the ground level. Northwest-B would also include the above-grade parking structure and two levels of subterranean parking, which together would provide approximately 1,200 parking spaces. Northwest-A is anticipated to be constructed next, and may also be constructed in phases, with one phase including the hotel and adjacent retail/office building, and the next phase including the northern retail/office building. Northwest-A would include two levels of subterranean parking and surface parking, providing a combined total of approximately 600 parking spaces.

Development of the southwestern area would include both the Entertainment and Sports Center and the adjoining office/retail building. Parking would be provided in a three-story, above-grade parking structure. As part of this phase, the existing stand-alone

building currently occupied by P.F. Chang's and the restaurant next to AMC Theatres (the Rack) would be demolished. This phase is proposed to be completed in 2027.

The southeast area would be built after the lease ends for the AMC Theatres, and is expected to be completed in 2033. Upon demolition of the AMC Theatres, the remaining portion of Promenade Square would be constructed, for the full 60,000 square feet of open space. The southwest area would also include the remaining residential, hotel, office, and retail uses, with parking structures included within both the residential and hotel buildings.

As described above, the Project includes the option to either construct one to two levels of subterranean parking in the southwest area, which would be constructed with development of the southwest area, or alternatively construct five levels of subterranean parking in the southeast area, which would be constructed when that area is developed.

The Project may require excavation up to 62 feet below ground surface in the Southeast area, with shallower excavation in the Northwest and Southwest areas. It is estimated that approximately 844,000 cubic yards of soil may be hauled from the Project Site over the Project's entire buildout; less export may be needed if multiple phases are constructed at the same time and the soil can be kept on site. Construction hours would occur Monday through Saturday in accordance with the LAMC. Construction hours could extend beyond these hours if required and specifically permitted by the City. The haul route to and from the Project Site is anticipated to be either traveling north on Topanga Canyon Boulevard to State Route 118 or south on Topanga Canyon Boulevard to the US-101.

F. Necessary Approvals

The City of Los Angeles has the principal responsibility for approving the Project as the lead agency. Approvals required for development of the Project include, but are not limited to, the following:

- Project Permit Compliance for Multiple Phase Project, Master Planned Project, Entertainment Use, Signage, Shared Parking and off-site parking for the Entertainment and Sports Center during events, and Incentive uses;
- Director's Interpretation for Entertainment Use (for Entertainment and Sports Center);
- Master Alcohol Conditional Use Permit for on-site and off-site alcohol sales;
- Three Vesting Tentative Tract Maps, including haul route and removal/relocation of protected trees and street trees;

- Parcel Map Exemption to permit lot line adjustments of existing lot lines; and
- Certification of a Supplemental EIR to the Warner Center Plan EIR

In addition to the specific discretionary actions listed above, other discretionary and ministerial permits and approvals may be or will be required, including, but not limited to, temporary street closure permits, grading permits, excavation permits, foundation permits, building permits, and Caltrans approval.

B. Explanation of Checklist Determinations

Attachment B: Explanation of Checklist Determinations

As described in Attachment A, Project Description, of this Initial Study, development within the Project Site is governed by the Warner Center 2035 Plan (previously known as the Warner Center Specific Plan and, more recently, the Warner Center Regional Core Comprehensive Specific Plan). An Environmental Impact Report (EIR) for the Warner Center 2035 Plan (Warner Center Plan) was certified in 2013 (Certified EIR). The Certified EIR for the Warner Center Plan evaluated the potential environmental impacts of the anticipated development within the Warner Center Plan area. The Project, as described in Attachment A, Project Description, of this Initial Study, proposes the redevelopment of the Westfield Promenade Shopping Center (Shopping Center) located in the Downtown District of the Warner Center Plan area. Accordingly, a Supplemental EIR to the Certified EIR for the Warner Center Plan is being prepared for the Project.

The following discussion provides responses to each of the questions set forth in the City of Los Angeles Initial Study Checklist. The responses below indicate those issues that are expected to be addressed in the Supplemental EIR and demonstrate why other issues would not result in potentially significant environmental impacts and thus do not need to be addressed further in the Supplemental EIR. The questions with responses that indicate a “Potentially Significant Impact” do not presume that a significant environmental impact would result from the Project. Rather, such responses indicate those issues that will be addressed in the Supplemental EIR with conclusions of impact reached as part of the analysis within the Supplemental EIR.

I. Aesthetics

Would the project:

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

Potentially Significant Impact. A scenic vista is a view of a valued visual resource. Scenic vistas generally include views that provide visual access to large panoramic views of natural features, unusual terrain, or unique urban or historic features, for which the field of view can be wide and extend into the distance, and focal views that focus on a particular object, scene, or feature of interest. Visual resources in the vicinity of

the Project Site include the Santa Susana Mountains to the distant north and the Santa Monica Mountains to the south of the Project Site. Additionally, the car dealership located across Topanga Canyon Boulevard is listed in SurveyLA as an example of the “one-story automobile dealerships featuring large showrooms and flat roofs” that were typical of post-war growth in the San Fernando Valley.¹ Scenic vistas of the visual resources in the vicinity of the Project Site are primarily available from area roadways and open space areas. In particular, intermittent views of the Santa Susana Mountains may be available along Oxnard Street when looking north across the Project Site. Additionally, the Project Site includes the former May Company building, most recently occupied by Macy’s until its closure in 2015, which is identified by SurveyLA as potentially eligible for the California Register and as potentially individually eligible for local listing or designation. However, this building has not been formally designated or listed on any local, state or national registry. The former May Company building is proposed to be demolished as part of the Project. The Supplemental EIR will provide further analysis of the Project’s potential impact to the May Company building as a potential visual resource.

As discussed in Attachment A, Project Description, of this Initial Study, the Project consists of the redevelopment of the existing Shopping Center with new residential, retail/restaurant, office, hotel, and entertainment uses. The Project would encompass a range of low and mid-rise to high-rise buildings, ranging from one story on the northwest corner of the Project Site, transitioning to 28 floors on the southeastern corner of the Project Site, closest to the high-rise office buildings to the south. The new buildings could potentially be visible within scenic vistas of valued visual resources that are available from locations in the vicinity of the Project Site. Therefore, the Supplemental EIR will provide further analysis of the Project’s potential impacts to scenic vistas.

b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a state scenic highway?

No Impact. The Project Site is not located along a scenic highway as designated by the State, City of Los Angeles, or by the Canoga Park–Winnetka–Woodland Hills–West Hills Community Plan, as identified in the Certified EIR. The nearest eligible, but not designated, state scenic highway is along Topanga Canyon Boulevard (also known as California State Route 27), approximately 0.75 miles south of the Project Site.² The nearest City-designated scenic parkway is along Mulholland Drive, approximately

¹ SurveyLA, *Canoga Park–Winnetka–Woodland Hills–West Hills Community Plan Area*, March 12, 2013, p. 22.

² *California Scenic Highway Mapping System, Los Angeles County*, www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm, accessed August 3, 2016.

1.91 miles south of the Project Site.^{3,4} Given the locations of the nearest eligible and designated scenic highways to the Project Site and the boundaries of the Project Site, the Project would not damage scenic resources, including trees, rock outcroppings, and historic buildings within an eligible or designated scenic highway. Therefore, the Project would have no impacts to scenic resources within a scenic highway.

As discussed above in Response to Checklist Question I.a, the Project Site includes the former May Company building, which is identified by SurveyLA as potentially eligible for the California Register and as potentially individually eligible for local listing or designation. However, this building has not been formally designated or listed on any local, state or national registry. The former May Company building is proposed to be demolished as part of the Project. Therefore, the Supplemental EIR will provide further analysis of the Project's potential impact to the May Company building as a potential visual resource.

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

Potentially Significant Impact. The Project would change the existing visual character of the Project Site and its surroundings through the redevelopment of the existing Shopping Center with new residential, retail/restaurant, office, hotel, and entertainment uses that would be provided in several mid-rise to high-rise buildings. The introduction of these new buildings would alter the visual character of the Project Site and the surroundings. Furthermore, the Project could cast shadows on surrounding uses, potentially resulting in adverse shading impacts. Therefore, the Supplemental EIR will provide further analysis of the Project's potential impacts to visual character and shading.

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

Potentially Significant Impact. The Project Site currently generates moderate levels of artificial light and glare typical of a shopping mall. Light sources include low-level security lighting, vehicle headlights, interior lighting emanating from the existing buildings on the Project Site, and architectural lighting. Glare sources include glass and metal vehicle and building surfaces. The Project would introduce new sources of light and glare

³ Los Angeles General Plan Transportation Element, Map A3, Highways and Freeways—South Valley Subarea, <http://planning.lacity.org/cwd/gnlpln/transelt/TEMaps/A3SVly.gif>, accessed August 3, 2016.

⁴ US-101 east of Topanga Canyon Boulevard and Ventura Boulevard were also identified as scenic routes on Map E of the 1998 Transportation Element of the General Plan. These formerly designated scenic routes are located 0.75 and 0.85 mile south of the Project Site, respectively, and would not be impacted by the Project. Source: City of Los Angeles, Transportation Element of the General Plan, Map E, June 1998.

associated with the proposed uses and buildings, which could have the potential to adversely affect daytime and nighttime views. Therefore, the Supplemental EIR will provide further analysis of the Project's potential impacts with regard to light and glare.

II. Agriculture and Forest 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. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

- a. **Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), 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. As discussed in Attachment A, Project Description, of this Initial Study, the Project Site is currently developed with the existing Shopping Center, which includes retail stores, restaurants, a movie theater, and surface parking areas. In addition, the Project Site is bounded by residential, office, commercial, and medical uses. No agricultural uses or operations occur on-site or in the vicinity of the Project Site. The Project Site and surrounding area are also not mapped as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency Department of Conservation.⁵ As such, the Project would not convert farmland to a non-agricultural use. Therefore, consistent with the impact conclusion set forth in the Certified EIR, no impacts to agricultural resources would occur, and no mitigation measures are required. No further evaluation of this topic in the Supplemental EIR is required.

⁵ City of Los Angeles Department of City Planning, *Zone Information and Map Access System (ZIMAS), Parcel Profile Report*, <http://zimas.lacity.org/>, accessed August 2, 2016.

b. Conflict with the existing zoning for agricultural use, or a Williamson Act contract?

No Impact. The Project Site is zoned by the Los Angeles Municipal Code (LAMC) as WC (Warner Center Specific Plan Zone) and has a General Plan land use designation of Regional Center Commercial. The Project Site is not zoned for agricultural use. Furthermore, no agricultural zoning is present in the surrounding area. The Project Site and surrounding area are also not enrolled under a Williamson Act Contract.⁶ Therefore, the Project would not conflict with any existing zoning for agricultural uses or a Williamson Act Contract. As such, consistent with the impact conclusion set forth in the Certified EIR, no impacts associated with existing zoning for agricultural uses or a Williamson Act contract would occur, and no mitigation measures are required. No further evaluation of this topic in the Supplemental EIR is required.

c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

No Impact. As previously discussed, the Project Site is located in an urbanized area and is currently developed with the existing Shopping Center. The Project Site does not include any forest land or timberland. In addition, the Project Site is currently zoned WC (Warner Center Specific Plan Zone), which, as specified in the Warner Center Plan, is part of the Downtown District where commercial uses, including entertainment uses, and residential uses are permitted. The Project Site is not zoned for forest land and is not used as forest land.⁷ Therefore, the Project would not conflict with existing zoning for, or cause rezoning of, forest land or timberland as defined by the Public Resources Code. Thus, consistent with the impact conclusion set forth in the Certified EIR, no impacts associated with existing zoning of forest land or timberland would occur, and no mitigation measures are required. No further evaluation of this topic in the Supplemental EIR is required.

d. Result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. As previously discussed, the Project Site is located in an urbanized area and does not include any forest land or timberland. Therefore, the Project would not result in the loss or conversion of forest land to non-forest use. As such, consistent with

⁶ *Ibid.*

⁷ *Ibid.*

the impact conclusion set forth in the Certified EIR, no impacts to forest land would occur, and no mitigation measures are required. No further evaluation of this topic in the Supplemental EIR is required.

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

No Impact. The Project Site is located in an urbanized area of the City of Los Angeles and does not include farmland. The Project Site and surrounding area are not mapped as farmland, are not zoned for farmland or agricultural use, and do not contain any agricultural uses.⁸ As such, the Project would not result in the conversion of farmland to non-agricultural use. Therefore, consistent with the impact conclusion set forth in the Certified EIR, no impacts associated with the conversion of farmland or forest land would occur, and no mitigation measures are required. No further evaluation of this topic in the Supplemental EIR is required.

III. Air Quality

Where available and applicable, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a. Conflict with or obstruct implementation of the applicable air quality plan?

Potentially Significant Impact. The Project Site is located within the 6,700-square-mile South Coast Air Basin (Air Basin). Within the Air Basin, the South Coast Air Quality Management District (SCAQMD) is required, pursuant to the federal Clean Air Act, to reduce emissions of criteria pollutants for which the Air Basin is in non-attainment (i.e., ozone, particulate matter less than 2.5 microns in size [PM_{2.5}], and lead⁹). The SCAQMD's 2012 Air Quality Management Plan (AQMP) contains a comprehensive list of pollution control strategies directed at reducing emissions and achieving ambient air quality standards. These strategies are developed, in part, based on regional population, housing, and employment projections prepared by the Southern California Association of Governments (SCAG). SCAG is the regional planning agency for Los Angeles, Orange, Ventura, Riverside, San Bernardino and Imperial Counties, and addresses regional issues

⁸ *Ibid.*

⁹ *Partial Nonattainment designation for the Los Angeles County portion of the Basin only.*

relating to transportation, the economy, community development and the environment.¹⁰ With regard to future growth, SCAG has prepared the 2016–2040 Regional Transportation Plan/Sustainable Communities Strategy (2016–2040 RTP/SCS), which provides population, housing, and employment projections for cities under its jurisdiction. The growth projections in the 2016–2040 RTP/SCS are based on growth projections in local general plans for jurisdictions in SCAG’s planning area.¹¹

Construction and operation of the Project may result in an increase in stationary and mobile source air emissions. As a result, development of the Project could have a potential adverse effect on the SCAQMD’s implementation of the AQMP. Therefore, the Supplemental EIR will provide further analysis of the Project’s consistency with the SCAQMD’s AQMP.

With regard to the Project’s consistency with the Congestion Management Program (CMP) administered by the Metropolitan Transportation Authority (Metro), see Response to Checklist Question XVI.b, below.

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

Potentially Significant Impact. With the redevelopment of the Shopping Center, which would include new and expanded uses, the Project would result in increased air pollutant emissions from the Project Site during construction (short-term) and operation (long-term). Construction-related pollutants would be associated with sources such as construction worker vehicle trips, the operation of construction equipment, site grading and preparation activities, and the application of architectural coatings. During Project operation, air pollutants would be emitted on a daily basis from motor vehicle travel, natural gas consumption, and other on-site activities. Therefore, the Supplemental EIR will provide further analysis of the Project’s construction and operational air pollutant emissions and the potential for these emissions to violate 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 project region is non-attainment under an applicable federal or state ambient air quality standard (including

¹⁰ SCAG serves as the federally designated metropolitan planning organization (MPO) for the Southern California region.

¹¹ The Draft 2016 AQMP was released to the public for review and comments on June 30, 2016. The 2016 AQMP will incorporate growth projections from the 2016-2040 RTP/SCS.

releasing emissions which exceed quantitative thresholds for ozone precursors)?

Potentially Significant Impact. As discussed above in Response to Checklist Question III.b, construction and operation of the Project would result in the emission of air pollutants in the Air Basin. The South Coast Air Basin is currently in non-attainment of federal air quality standards for ozone, PM_{2.5} and lead, and State air quality standards for ozone, PM₁₀, and PM_{2.5}. Implementation of the Project would generate air pollutant emissions which could potentially result in a cumulatively considerable net increase in the criteria pollutants for which the Air Basin is in non-attainment. Therefore, the Supplemental EIR will provide further analysis of cumulative air pollutant emissions associated with the Project.

d. Expose sensitive receptors to substantial pollutant concentrations?

Potentially Significant Impact. As discussed above in Response to Checklist Question III.b, the Project would result in increased air pollutant emissions from the Project Site during construction (short-term) and operation (long-term). Sensitive receptors located in the vicinity of the Project Site include residential uses to the northeast of the Project Site. Therefore, the Supplemental EIR will provide further analysis of the Project's potential to expose sensitive receptors to substantial pollutant concentrations.

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

Less Than Significant Impact. No objectionable odors are anticipated as a result of either construction or operation of the Project. Specifically, construction of the Project would involve the use of conventional building materials typical of construction projects of similar type and size. Any odors that may be generated during construction would be localized and temporary in nature and would not be sufficient to affect a substantial number of people.

With respect to project operation, according to the SCAQMD *CEQA Air Quality Handbook*, land uses associated with odor complaints typically include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. The Project would not involve these types of uses. In addition, on-site trash receptacles would be contained, located, and maintained in a manner that promotes odor control, and would not result in substantially adverse odor impacts.

Construction and operation of the Project would also comply with SCAQMD Rule 402, which states that a person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or

annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.¹²

Based on the above, the potential odor impact during construction and operation of the Project would be less than significant, and no mitigation measures are required. No further evaluation of this topic in the Supplemental EIR is required.

IV. Biological Resources

Would the project:

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

Less Than Significant Impact. The Project Site is located in an urbanized area and is currently developed with the existing Shopping Center, which includes retail stores, restaurants, a movie theater, and surface parking areas. Due to the improved nature of the Project Site and the surrounding areas, and lack of large expanses of open space areas, species likely to occur on-site are limited to small terrestrial and avian species typically found in developed settings. It is noted that the Certified EIR found that construction of the Specific Plan area could potentially have a significant impact on the California leaf-nosed bat, a special-status bat species, in areas located within 200 feet of a vehicle bridge. The Certified EIR included Mitigation Measure BIO-3 to ensure that development within the Specific Plan area would avoid disturbance of the roosts of any special-status bat species. The Project Site is not located within 200 feet of a vehicle bridge which could potentially serve as a roost for special-status bat species. Therefore, the Project would not result in a potentially significant impact to the California leaf-nosed bat and would not require implementation of Mitigation Measure BIO-3.

Based on the above, the Project would not 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 Wildlife or U.S. Fish and Wildlife Service. Thus, impacts to candidate, sensitive, or special status species would be less than significant, and no

¹² SCAQMD. *Rule 402, Nuisance*, www.aqmd.gov/docs/default-source/rule-book/rule-iv/rule-402.pdf, accessed August 23, 2016.

mitigation measures are required. No further evaluation of this topic in the Supplemental EIR is required.

b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

No Impact. The Project Site is located in an urbanized area and is currently developed with the existing Shopping Center. No riparian or other sensitive natural community exists on the Project Site or in the immediate surrounding area. Therefore, the Project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community. Thus, consistent with the impact conclusion set forth in the Certified EIR, no impact to riparian habitat or other sensitive natural community would occur, and no mitigation measures are required. No further evaluation of this topic in the Supplemental EIR is required.

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?

Less than Significant Impact. The Project Site is located in an urbanized area and is currently developed with the existing Shopping Center. No water bodies or federally protected wetlands as defined by Section 404 of the Clean Water Act exist on the Project Site or in the immediate vicinity of the Project Site. As such, the Project would not have an adverse effect on federally protected wetlands. Therefore, consistent with the impact conclusion set forth in the Certified EIR, the Project would have a less than significant impact to federally protected wetlands as defined by Section 404 of the Clean Water Act, and no mitigation measures are required. No further evaluation of this topic in the Supplemental EIR is required.

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?

Less Than Significant Impact. As described above, the Project Site is located in an urbanized area and is currently developed with the existing Shopping Center. In addition, the areas surrounding the Project Site are fully developed and there are no large expanses of open space areas within and surrounding the Project Site which provide linkages to natural open spaces areas and which may serve as wildlife corridors. Accordingly, development of the Project would not interfere substantially with any

established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites. Furthermore, no water bodies that could serve as habitat for fish exist on the Project Site or in the vicinity of the Project Site. Notwithstanding, although unlikely, the existing on-site trees that would be removed during construction of the Project could potentially provide nesting sites for migratory birds. However, the Project would comply with the Migratory Bird Treaty Act, which regulates vegetation removal during the nesting season to ensure that significant impacts to migratory birds would not occur. The requirements of the Migratory Bird Treaty Act are set forth in the Certified EIR as Mitigation Measure BIO-1 provided below. Accordingly, the Project would continue to implement Mitigation Measure BIO-1. In accordance with the Migratory Bird Treaty Act and as provided in Mitigation Measure BIO-1, tree removal activities would take place outside of the nesting season (February 1–August 31), if and to the extent feasible. To the extent that vegetation removal activities must occur during the nesting season, a qualified wildlife biologist would conduct preconstruction surveys of all potential nesting habitat within 500 feet of construction activities. If active nests of raptors and other special status birds covered by the Migratory Bird Treaty Act are found, a 250-foot buffer (500 feet for raptors) would be established during the breeding season or until the fledglings have left the nest. Therefore, consistent with the impact conclusion set forth in the Certified EIR, with compliance with the Migratory Bird Treaty Act as set forth in Mitigation Measure BIO-1, the impact to migratory species would be less than significant, and no additional mitigation measures are required. No further evaluation of this topic in the Supplemental EIR is required.

Mitigation Measures

Mitigation Measure BIO-1: For development in the Specific Plan area the City should require avoiding disturbance of any nests protected by the Migratory Bird Treaty Act: If construction activities (i.e., removal of trees or shrubs) are scheduled to occur during the non-breeding season (September 1 through January 31), no mitigation is required. If construction activities are scheduled to occur during the breeding season (February 1 through August 31), the project proponent will implement the following measures to avoid potential adverse effects on birds covered by the Migratory Bird Treaty Act:

- No more than two weeks prior to construction, a qualified wildlife biologist will conduct preconstruction surveys of all potential nesting habitat within 500 feet of construction activities where access is available.
- If active nests are found during preconstruction surveys, the project proponent will create a no-disturbance buffer (acceptable

in size to the CDFG¹³) around active raptor nests and nests of other special-status birds during the breeding season, or until it is determined that all young have fledged. Typical buffers include 500 feet for raptors and 250 feet for other nesting birds. The size of these buffer zones and types of construction activities restricted in these areas may be further modified during coordination and in consultation with the CDFG and will be based on existing noise and human disturbance levels at the project site. Nests initiated during construction are presumed to be unaffected, and no buffer would be necessary. However, the “take” (mortality, severe disturbance to, etc.) of any individual birds will be prohibited.

If preconstruction surveys indicate that nests are inactive or potential habitat is unoccupied during the construction period, no further mitigation is required. Trees and shrubs within the construction footprint that have been determined to be unoccupied by birds covered by the Migratory Bird Treaty Act or that are located outside the no-disturbance buffer for active nests may be removed.

e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Potentially Significant Impact. The City's protected tree regulations in Section 17.05.R of the LAMC (the Tree Regulations) regulate the relocation or removal of specified protected trees, which include all Southern California native oak trees (excluding scrub oak), California black walnut trees, Western sycamore trees, and California Bay trees of at least four inches in diameter at breast height. Within the Project Site, there are eight existing Western sycamore trees, of which six are proposed to be relocated on-site. In addition, the Project would require the removal of a number of non-protected on-site and off-site trees, including street trees. Therefore, an analysis of this issue will be provided in the Supplemental 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?

No Impact. The Project Site is located in an urbanized area and is currently developed with the existing Shopping Center. The Project Site does not support any

¹³ *California Department of Fish and Game (CDFG) is now known as the California Department of Fish and Wildlife (CDFW).*

habitat or natural community. Accordingly, no Habitat Conservation Plan, Natural Community Conservation Plan, or other approved habitat conservation plans apply to the Project Site. Thus, the Project would not conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other related plans. Therefore, no impact associated with consistency with an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved plan would occur, and no mitigation measures are required. No further evaluation of this topic in the Supplemental EIR is required.

V. Cultural Resources

Would the project:

a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?

Potentially Significant Impact. Section 15064.5 of the CEQA Guidelines generally defines a historic resource as a resource that is: (1) listed in, or determined to be eligible for listing in the California Register of Historical Resources (California Register); (2) included in a local register of historical resources (pursuant to Section 5020.1(k) of the Public Resources Code); or (3) identified as significant in an historical resources survey (meeting the criteria in Section 5024.1(g) of the Public Resources Code). Additionally, any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register. The California Register automatically includes all properties listed in the National Register of Historic Places (National Register) and those formally determined to be eligible for listing in the National Register. The local register of historical resources is managed by the Los Angeles Historic Resources Office, which operates SurveyLA, a comprehensive program to identify potentially significant historic resources throughout the City.

The Project Site is currently developed with the existing Shopping Center. The Project Site includes the former May Company building, which is identified by SurveyLA as potentially eligible for the California Register and as potentially individually eligible for local listing or designation. The former May Company building is proposed to be removed as part of the Project. Therefore, the Supplemental EIR will provide further analysis of the Project's potential impacts on historic resources. The Supplemental EIR will also analyze

the feasibility of retrofitting the May Company building to meet any applicable building code requirements while preserving the building's historic character-defining features.

b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

Less Than Significant with Mitigation Incorporated. Section 15064.5(a)(3)(D) of the CEQA Guidelines generally defines archaeological resources as any resource that "has yielded, or may be likely to yield, information important in prehistory or history." Archaeological resources are features, such as tools, utensils, carvings, fabric, building foundations, etc., that document evidence of past human endeavors and that may be historically or culturally important to a significant earlier community. The Project Site is located within a highly urbanized area and has been subject to grading and development in the past. Thus, surficial archaeological resources that may have existed at one time have likely been previously disturbed. In addition, the records search conducted for the Project Site by the South Central Coastal Information Center (see Appendix IS-1 of this Initial Study) indicates there are no archaeological sites or isolates that have been recorded within the Project Site or within a 0.5-mile radius of the Project Site. However, Project development would include excavation and grading below the existing ground surface. As such, the possibility exists that archeological artifacts that were not recovered during prior construction or other human activity may be present. Therefore, in the event any archaeological materials are unexpectedly encountered during construction, work in the area would cease and deposits would be required to comply with the regulatory standards set forth in Section 21083.2 of the California Public Resources Code and Section 15064.5(c) of the CEQA Guidelines, including a determination of whether any such potential unique archaeological resource would be preserved in place or left in an undisturbed state. As compliance with the regulatory standards in Section 21083.2 and Section 15064.5(c) would ensure the appropriate treatment of any potential unique archaeological resources unexpectedly encountered during grading and excavation activities, the Project's impact on archaeological resources would be less than significant, and no mitigation measures are required. Notwithstanding, the Project would continue to implement Mitigation Measure CUL-3 and Mitigation Measure CUL-4 included in the Certified EIR and provided below to further ensure that the Project's potential impact on any previously undiscovered archaeological resources is addressed. No further evaluation of this topic in the Supplemental EIR is required.

Mitigation Measures

Mitigation Measure CUL-3: For discretionary projects in the Specific Plan area the City shall require that archaeological monitoring, by a qualified archaeologist, of grading of subsurface materials not previously disturbed shall be undertaken. If buried cultural resources are

discovered during ground-disturbing activities, work will stop in that area and within 100 feet of the find until a qualified archaeologist can assess the significance of the find and, if necessary, develop appropriate treatment measures. If during cultural resources monitoring the qualified archaeologist determines that the sediments being excavated are previously disturbed or unlikely to contain significant cultural materials, the qualified archaeologist can specify that monitoring be reduced or eliminated.

Mitigation Measure CUL-4: For discretionary projects in the Specific Plan area the City shall require that if cultural resources are discovered during construction activities, the construction contractor will verify that work is halted until appropriate site-specific treatment measures are implemented.

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

Less Than Significant with Mitigation Incorporated. Paleontological resources are the fossilized remains of organisms that have lived in a region in the geologic past and whose remains are found in the accompanying geologic strata. This type of fossil record represents the primary source of information on ancient life forms since the majority of species that have existed on earth from this era are extinct. Section 5097.5 of the California Public Resources Code specifies that any unauthorized removal of paleontological remains is a misdemeanor. Further, the California Penal Code Section 622.5 sets the penalties for damage or removal of paleontological resources.

The Project Site is located within a highly urbanized area and has been subject to grading and development in the past. Thus, surficial paleontological resources that may have existed at one time have likely been previously disturbed. Based on the records search conducted by the Natural History Museum and included as part of Appendix IS-1 of this Initial Study, there are no fossil localities that lie directly within the boundaries of the Project Site. However, localities were identified nearby within the same sedimentary deposits that occur at a depth within the Project Site.¹⁴ The nearest identified locality is LACM 1213, which is located approximately 1.9 miles south of the Project Site, off Mulholland Highway south of Woodland Hills. This locality produced fossil specimens of horse (*Equus*) and ground sloth (*Paramylodon*). The next closest identified locality is LACM 5878, which is located approximately 3.11 west-southwest of the Project Site, off Long Valley Road in Hidden Hills. These localities produced a fossil mastodon skeleton

¹⁴ *Natural History Museum, letter correspondence regarding Paleontological resources for the proposed Westfield Promenade Project in the City of Los Angeles, Los Angeles County, project area, dated October 12, 2016.*

(*Mammut*). LACM 1406, an additional locality in the Santa Susana Pass, approximately 5.83 miles north of the Project Site, produced a fossil specimen of mastodon (*Mammut*).

The Project development would include excavation and grading below the existing ground surface. Therefore, the possibility exists that paleontological artifacts not previously recovered during prior construction or other human activity, may be present. The Certified EIR included Mitigation Measure CUL-6 to ensure potential impact on paleontological resources within the Warner Center Plan area is addressed. The Project would continue to implement Mitigation Measure CUL-6, provided below, to address potential impacts to any unknown and previously undiscovered paleontological resources. With compliance with City guidelines for the protection of paleontological resources, and with implementation of Mitigation Measure CUL-6, Project impacts on any previously undiscovered paleontological resources would be less than significant with mitigation, consistent with the impact conclusion set forth in the Certified EIR. No additional mitigation measures are required and no further analysis of this topic in the Supplemental EIR is required.

Additionally, the Project Site does not include any known unique geologic features and no unique geologic features are anticipated to be encountered during Project construction. Therefore, the Project would not directly or indirectly destroy a unique geologic feature. Impacts associated with unique geologic features would be less than significant, and no mitigation measures are required. No further evaluation of this topic in the Supplemental EIR is required.

Mitigation Measures

Mitigation Measure CUL-6: For discretionary projects in the Specific Plan area the City shall require that a qualified paleontologic monitor shall monitor excavation activities below previously disturbed materials. The qualified paleontologic monitor shall retain the option to reduce monitoring if, in his/her professional opinion, potentially fossiliferous units, are not found to be present or, if present, are determined by qualified paleontologic personnel to have low potential to contain fossil resources.

d. Disturb any human remains, including those interred outside of dedicated cemeteries (see Public Resources Code, Ch. 1.75, §5097.98, and Health and Safety Code §7050.5(b))?

Potentially Significant Impact. As discussed above, the Project Site is located within an urbanized area and has been subject to previous grading and development. No known traditional burial sites have been identified on the Project Site. Nonetheless, the Project would require grading, excavation, and other construction activities that could have

the potential to uncover unknown human remains. Therefore, the Supplemental EIR will provide further analysis of the Project's impacts to human remains.

VI. Geology and Soils

The following analysis is based, in part, on the *Soils and Geology Issues Report* (Geologic and Soils Report), prepared by Geotechnologies, Inc., dated October 2016, which references the *Preliminary Geotechnical Engineering Investigation*, also prepared for the Project by Geotechnologies, Inc., dated October 2016. A copy of the *Soils and Geology Issues Report* is provided in Appendix IS-2 of this Initial Study. Furthermore, the City of Los Angeles approved the *Preliminary Geotechnical Engineering Investigation* (Soils Report Approval Letter) on November 1, 2016. The Soils Report Approval Letter is also included in Appendix IS-2 of this Initial Study.

Would the project:

- 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.**

Less Than Significant Impact. Fault rupture occurs when movement on a fault deep within the earth breaks through to the surface. Based on criteria established by the California Geological Survey (CGS), faults can be classified as active, potentially active, or inactive. Active faults are those having historically produced earthquakes or shown evidence of movement within the past 11,000 years (during the Holocene Epoch). Potentially active faults have demonstrated displacement within the last 1.6 million years (during the Pleistocene Epoch) while not displacing Holocene Strata. Inactive faults do not exhibit displacement younger than 1.6 million years before the present. In addition, there are buried thrust faults, which are faults with no surface exposure. Due to their buried nature, the existence of buried thrust faults is usually not known until they produce an earthquake.

The CGS establishes regulatory zones around active faults, called Alquist-Priolo Earthquake Fault Zones (previously called Special Study Zones). These zones, which extend from 200 to 500 feet on each side of the known fault, identify areas where a potential surface fault rupture could prove hazardous for buildings used for human occupancy. Development projects located within an Alquist-Priolo Earthquake Fault Zone are required to prepare special geotechnical studies to characterize hazards from any potential surface ruptures. In addition, the City of Los Angeles designates Fault Rupture

Study Areas along the sides of active and potentially active faults to establish areas of potential hazard due to fault rupture.

Based on the Geologic and Soils Report, a review of the City of Los Angeles General Plan Safety Element and the City's Zoning Information and Map Access System, the Project Site is not located within a currently established Alquist-Priolo Earthquake Fault Zone for surface fault rupture hazards.^{15,16,17} In addition, based on the information provided by the City's Zoning Information and Map Access System, the nearest fault to the Project Site is the Santa Susana Fault, located approximately 8.84 miles north of the Project Site.¹⁸ Therefore, no active faults with the potential for surface fault rupture are known to pass directly beneath the Project Site, and as such, the potential for surface rupture due to faulting occurring beneath the Project Site is considered low. Thus, the Project would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving rupture of a known earthquake fault. Consistent with the impact conclusion set forth in the Certified EIR, impacts associated with surface rupture from a known earthquake fault would be less than significant, and no mitigation measures are required.

ii. Strong seismic ground shaking?

Less Than Significant Impact. The Project Site is located in the seismically active Southern California region and could be subjected to moderate to strong ground shaking in the event of an earthquake on one of the many active Southern California faults. As with any new development in the State of California, building design and construction for the Project would be required to conform to the current seismic design provisions of the California Building Code, with City amendments, to minimize seismic impacts. The California Building Code incorporates the latest seismic design standards for structural loads and materials as well as provisions from the National Earthquake Hazards Reduction Program to mitigate losses from an earthquake and maximize earthquake safety. State and local code requirements ensure that buildings are designed and constructed in a manner that, although the buildings may sustain damage during a major earthquake, would reduce the substantial risk that buildings would collapse. The State and City mandate compliance with numerous rules related to seismic safety, including the Alquist-Priolo

¹⁵ *Geotechnologies, Inc. Soils and Geology Issues Report, October 6, 2016.*

¹⁶ *City of Los Angeles, Department of City Planning, Los Angeles Citywide General Plan, Safety Element, November 26, 1996, Exhibit A.*

¹⁷ *City of Los Angeles Department of City Planning, ZIMAS, Parcel Profile Report, <http://zimas.lacity.org/>, accessed August 2, 2016.*

¹⁸ *Geotechnologies, Inc. Preliminary Geotechnical Engineering Investigation, August 31, 2016.*

Earthquake Fault Zoning Act, the Seismic Safety Act, Seismic Hazards Mapping Act, the General Plan Safety Element, and the Los Angeles Building Code. Pursuant to those laws, the Project must demonstrate compliance with the applicable provisions of these safety requirements before permits can be issued for the construction of the Project. Accordingly, the design and construction of the Project would comply with all applicable existing regulatory requirements, the applicable provisions of the Los Angeles Building Code relating to seismic safety, and the application of accepted and proven construction engineering practices. The State and local requirements addressing seismic ground shaking are set forth in the Certified EIR in Mitigation Measures GEO-1 through GEO-7. The Project would continue to implement Mitigation Measures GEO-1 through GEO-7 provided below. Through compliance with regulatory requirements and site-specific geotechnical recommendations contained in a final design-level geotechnical engineering report, the Project would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death related to strong seismic ground shaking, and potential impacts related to strong seismic ground shaking would be less than significant.

Mitigation Measures

Mitigation Measure GEO-1: The City shall require that individual projects prepare detailed geotechnical investigations that address site-specific geologic constraints of the site including soil conditions (including liquefaction and expansive soils) and stability. The study shall include recommendations related to erosion control and other site-specific conditions including seismicity for construction of individual projects.

Mitigation Measure GEO-2: The City shall require that individual projects be constructed in compliance with the Los Angeles Municipal Code and California Building Code and other applicable regulations.

Mitigation Measure GEO-3: Unless otherwise specified by the City of Los Angeles, the City shall require that individual projects demonstrate compliance with specific recommendations for grading, foundation design, retaining wall design, temporary excavations, slabs on grade, site drainage, asphalt concrete pavement and interlocking pavers, design review, construction monitoring and geotechnical testing as identified in a site-specific geotechnical study, to the satisfaction of the City of Los Angeles Department of Building and Safety, as conditions to issuance of any grading and building permits.

Mitigation Measure GEO-4: The City shall require that individual projects comply with the following Department of Building and Safety requirements (if not already covered by mitigation measure GEO-3), prior to issuance of a grading permit for the project:

- Prior to the issuance of a grading permit by the Department of Building and Safety, the consulting geologist and soils engineer for each project shall review and approve project grading plans. This approval shall be conferred by signature on the plans which clearly indicate the geologist and/or soils engineer have reviewed the plans prepared by the design engineer and that the plans include the recommendations contained in the report.
- Prior to the commencement of grading activities, a qualified geotechnical engineer and engineering geologist shall be employed on each project for the purpose of observing earthwork procedures and testing fills for conformance to the recommendations of the City Engineer, approved grading plans, applicable grading codes, and the geotechnical report approved to the satisfaction of the Department of Building and Safety.
- On each project, during construction, all grading shall be carefully observed, mapped and tested by the project engineer. All grading shall be performed under the supervision of a licensed engineering geologist and/or soils engineer in accordance with applicable provisions of the Los Angeles Municipal Code and California Building Code and to the satisfaction of the City Engineer and the Superintendent of Building and Safety.
- Any recommendations prepared by the consulting geologist and/or soils engineer on each project for correction of geologic hazards, if any, encountered during grading shall be submitted to the Department of Building and Safety for approval prior to issuance of a Certificate of Occupancy for the project.
- Grading and excavation activities shall be undertaken in compliance with all relevant requirements of the California Division of Industrial safety, the Occupational Safety and Health Act of 1970 and the Construction Safety Act.

Mitigation Measure GEO-5: The City shall require that individual projects conform to applicable criteria set forth in the Recommended Lateral Force Requirements and Commentary by the Structural Engineers Association of California.

Mitigation Measure GEO-6: The City shall require that individual projects within WCRCCSP¹⁹ shall be designed to conform to the City of Los Angeles Seismic Safety Plan and additional seismic safety requirements not encompassed by compliance with the Building Code and Grading

¹⁹ This is defined as the Warner Center Regional Core Comprehensive Specific Plan.

Ordinance as may be identified by the Department of Building and Safety prior to Plan Check approval on each building.

Mitigation Measure GEO-7: The City shall require that the structural design of each building within the WCRCCSP area shall comply with the seismic standards of the most recent applicable California Building Code according to the seismic zone and construction type.

iii. Seismic-related ground failure, including liquefaction?

Less Than Significant with Mitigation Incorporated. Liquefaction is a form of earthquake-induced ground failure that occurs primarily in relatively shallow, loose, granular, water-saturated soils. Liquefaction can occur when these types of soils lose their shear strength due to excess water pressure that builds up during repeated seismic shaking. A shallow groundwater table, the presence of loose to medium dense sand and silty sand, and a long duration and high acceleration of seismic shaking are factors that contribute to the potential for liquefaction. Liquefaction usually results in horizontal and vertical movements from lateral spreading of liquefied materials.

As discussed in the Geologic and Soils Report, according to the State of California Seismic Hazard Zones Map for the Canoga Park Quadrangle, the Project Site is located within an area susceptible to liquefaction. In addition, both Exhibit B to the City of Los Angeles General Plan Safety Element and the City's Zoning Information and Map Access System identify the Project Site within a liquefiable area.^{20,21} The Geologic and Soils Report performed several site-specific liquefaction analyses. Results from the liquefaction analyses indicate that some of the soil layers and/or lenses may liquefy in the event of an earthquake on a local or regional fault. Specifically, it was determined that the alluvial soil layers in the northeastern and northwestern portion of the Project Site were liquefiable. Therefore, the Project could result in potentially significant impacts associated with liquefaction in the event of strong seismic ground shaking. The Geologic and Soils Report sets forth specific measures to address the potential for liquefaction within the Project Site. These measures are provided below as Mitigation Measure GEO-13, which states that the structures on the Project Site shall be supported on a mat foundation system or deep foundation system, such as friction pile, in order to tolerate the anticipated liquefaction. Preliminarily, it is anticipated that the lighter structures built within the northwestern and northeastern portions of the Project Site may be supported on a mat foundation system, while the heavier structures would be supported on a deep foundation system. With

²⁰ *Los Angeles General Plan Safety Element, Exhibit B, Areas Susceptible to Liquefaction (November 1996), p. 49.*

²¹ *City of Los Angeles Department of City Planning, ZIMAS, Parcel Profile Report, <http://zimas.lacity.org/>, accessed August 2, 2016.*

implementation of Mitigation Measure GEO-13, impacts regarding liquefaction would be reduced to a less-than-significant level. Therefore, seismic-related ground failure associated with the potential for liquefaction at the Project Site would be less than significant with mitigation.

Mitigation Measures

Mitigation Measure GEO-13: The structures on the Project Site shall be supported on a mat foundation system or deep foundation system, such as friction pile.

iv. Landslides?

Less Than Significant Impact. Landslides generally occur in loosely consolidated, wet soil and/or rocks on steep sloping terrain. The Project Site and surrounding area are fully developed and generally characterized by flat topography. In addition, based on the State of California Seismic Hazards Map, Canoga Park Quadrangle, the Project Site is not located in a landslide area as mapped by the State,²² nor is the Project Site mapped as a landslide area by the City of Los Angeles.^{23,24} Furthermore, the development of the Project would not require substantial alteration to the existing relatively flat topography. Therefore, the Project would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving landslides. As such, consistent with the impact conclusion set forth in the Certified EIR, potential impacts associated with landslides would be less than significant, and no mitigation measures are required. No further evaluation of this topic in the Supplemental EIR is required.

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

Less Than Significant Impact. Development of the Project would require grading, excavation, and other construction activities that have the potential to disturb existing soils and expose soils to rainfall and wind, thereby potentially resulting in soil erosion. However, construction activities would occur in accordance with erosion control requirements, including grading and dust control measures, imposed by the City pursuant to grading permit regulations. Specifically, Project construction would comply with the Los Angeles

²² California Geological Survey. *Earthquake Zones of Required Investigation, Canoga Park Quadrangle*, released February 1, 1998, http://gmw.consrv.ca.gov/shmp/download/pdf/ozn_canpk.pdf, accessed February 24, 2016.

²³ Los Angeles General Plan Safety Element, Exhibit C, *Landslide Inventory & Hillside Areas* (November 1996), p. 51.

²⁴ City of Los Angeles Department of City Planning, *ZIMAS, Parcel Profile Report*, <http://zimas.lacity.org/>, accessed August 2, 2016.

Building Code, which requires permits, plans, plan checks, and inspections to ensure that the Project would reduce the sedimentation and erosion effects. In addition, the Project would require an erosion control plan to be approved by the Los Angeles Department of Building and Safety, as well as a Storm Water Pollution Prevention Plan pursuant to National Pollutant Discharge Elimination System permit requirements. As part of the Storm Water Pollution Prevention Plan, Best Management Practices would be implemented during construction to reduce sedimentation and erosion levels to the maximum extent possible. The City requirements regarding soil erosion during construction are set forth in the Certified EIR in Mitigation Measures GEO-8 through GEO-12. The Project would continue to implement Mitigation Measures GEO-8 through GEO-12, as provided below, to address the potential for soil erosion during construction of the Project. Thus, with compliance with regulatory requirements as provided in Mitigation Measures GEO-8 through GEO-12, impacts related to soil erosion or the loss of topsoil during construction would be less than significant. No further evaluation of this topic in the Supplemental EIR is required.

During operation of the Project, the potential for soil erosion would be considered low since the Project Site would be paved and landscaped. Thus, with compliance with regulatory requirements, impacts related to soil erosion or the loss of topsoil during operation would be less than significant, and no mitigation measures are required. No further evaluation of this topic in the Supplemental EIR is required.

Mitigation Measures

Mitigation Measure GEO-8: The City shall require that on each project site, during inclement periods of the year, when rain is threatening (between November 1 and April 15 per the Los Angeles Building Code, Sec. 7002.), an erosion control plan that identifies BMPs shall be implemented to the satisfaction of the City of Los Angeles Department of Building and Safety to minimize potential erosion during construction. The erosion control plan shall be a condition to issuance of any grading permit.

Mitigation Measure GEO-9: The City shall require appropriate erosion control and drainage devices to be incorporated to the satisfaction of the Department of Building and Safety in to every project within the WCRCCSP area. Such measures include interceptor terraces, berms, vee-channels, and inlet and outlet structures.

Mitigation Measure GEO-10: The City shall require that if temporary excavation slopes are to be maintained during the rainy season, all drainage shall be directed away from the top of the slope. No water shall be allowed to flow uncontrolled over the face of any temporary or permanent slope.

Mitigation Measure GEO-11: The City shall require that on each project site provisions are made for adequate surface drainage away from areas of excavation as well as protection of excavated areas from flooding. The grading contractor shall control surface water and the transportation of silt and sediment.

Mitigation Measure GEO-12: The City shall require that all projects within the WCRCCSP area shall comply with National Pollutant Discharge Elimination System (NPDES) permit requirements, including preparation of Storm Water Pollution Prevention Plans. As part of each SWPPP, Best Management Practices would be identified for construction to reduce soil erosion and pollutant levels to the maximum extent possible.

- 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?**

Less Than Significant Impact. As discussed in Response to Checklist Question VI.a.iv, above, potential impacts with respect to landslides were determined to be less than significant.

With regard to lateral spreading, lateral spreading is a term referring to landslides that commonly form on gentle slopes and that have rapid fluid-like flow movement. As discussed in Response to Checklist Question VI.a.iv, the Project Site and surrounding area are fully developed and generally characterized by flat topography. In addition, based on the State of California Seismic Hazards Map, Canoga Park Quadrangle, the Project Site is not located in a landslide area as mapped by the State,²⁵ nor is the Project Site mapped as a landslide area by the City of Los Angeles.^{26,27} Therefore, potential impacts with respect to lateral spreading would be less than significant, and no mitigation measures are required.

Subsidence occurs when subsurface fluids (e.g., petroleum, groundwater, natural gas) are withdrawn from the ground. The Project Site is not located within an area of

²⁵ California Geological Survey. *Earthquake Zones of Required Investigation, Canoga Park Quadrangle*, released February 1, 1998, http://gmw.consrv.ca.gov/shmp/download/pdf/ozn_canpk.pdf, accessed February 24, 2016.

²⁶ Los Angeles General Plan Safety Element, Exhibit C, *Landslide Inventory & Hillside Areas* (November 1996), p. 51.

²⁷ City of Los Angeles Department of City Planning, *ZIMAS, Parcel Profile Report*, <http://zimas.lacity.org/>, accessed August 2, 2016.

known ground subsidence. No large-scale extraction of groundwater, gas, oil, or geothermal energy is occurring or is planned at the Project Site. The historically high groundwater level for the Project Site ranges from 23 feet to 30 feet. The Project would require excavation ranging from 12 feet to 62 feet. Therefore, in the event groundwater is encountered during construction of the Project, temporary dewatering or other withdrawals of groundwater could be required within the Project Site. In the event dewatering is required during Project construction, a temporary dewatering system would be installed and operated in accordance with General National Pollutant Discharge Elimination System Permit requirements. Any discharge of groundwater during construction of the Project would occur pursuant to, and comply with, the applicable National Pollutant Discharge Elimination System permit or industrial user sewer discharge permit requirements. Similarly, in the event permanent dewatering systems are required for certain below-ground structures (e.g., subterranean parking) during operation of the Project, to ensure impacts with respect to subsidence and collapse would be less than significant, the dewatering system would be designed and operated in accordance with all applicable regulatory and permit requirements. In addition, any groundwater from long-term dewatering would be discharged into the storm drainage system under a National Pollutant Discharge Elimination System permit issued by the Los Angeles Regional Water Quality Control Board, or to the sanitary sewer in compliance with industrial user sewer discharge permit requirements. Furthermore, as set forth in the Certified EIR, appropriate engineering practices and design would be implemented as part of the Project to incorporate any necessary dewatering system. Thus, impacts with respect to subsidence would be less than significant, and no mitigation measures are required.

Additionally, all Project construction would comply with the California Building Code as supplemented by additional requirements in the Los Angeles Municipal Code, as enforced under Mitigation Measure GEO-2 provided above. These regulations are designed to assure safe construction and include building foundation requirements appropriate to the conditions present at the Project Site.

As discussed in Response to Checklist Question VI.a.iii, above, potential impacts with respect to liquefaction were determined to be less than significant with mitigation incorporated.

Overall, consistent with the impact conclusion set forth in the Certified EIR, with compliance with standard City requirements and site-specific design requirements set forth in a design-level geotechnical report, impacts associated with landslides, lateral spreading, subsidence, liquefaction, or collapse would be less than significant. No further evaluation of this topic in the Supplemental EIR is required.

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?

Less Than Significant Impact. Expansive soils are typically associated with fine-grained clayey soils that have the potential to shrink and swell with repeated cycles of wetting and drying. As discussed in the Geologic and Soils Report, the on-site geologic materials are in the moderate to high expansion range. Expansive soils are typically addressed through drainage control and increased reinforcing for foundations and concrete slabs-on-grade. The City of Los Angeles Building Code has specific minimum drainage and reinforcing requirements for all projects. Compliance with minimum code requirements would result in minimal risk of damage to structures due to expansive soils. Therefore, the Project would not cause nor accelerate geologic hazards related to expansive soils, which would result in substantial risk to life or property. Thus, consistent with the impact conclusion set forth in the Certified EIR, impacts related to expansive soils would be less than significant, and no mitigation measures are required. No further evaluation of this topic in the Supplemental EIR is required.

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 Project Site is located within a community served by existing sewage infrastructure. The Project's wastewater demand would be accommodated by connections to the existing wastewater infrastructure. As such, the Project would not require the use of septic tanks or alternative wastewater disposal systems. Therefore, the Project would have no impact related to the ability of soils to support septic tanks or alternative wastewater disposal systems. Thus, consistent with the impact conclusion set forth in the Certified EIR, no impact associated with the ability of soils to support the use of septic tanks would occur, and no mitigation measures are required. No further evaluation of this topic in the Supplemental EIR is required.

VII. Greenhouse Gas Emissions

Would the project:

a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Potentially Significant Impact. Gases that trap heat in the atmosphere are called greenhouse gases since they have effects that are analogous to the way in which a greenhouse retains heat. Greenhouse gases are emitted by both natural processes and human activities. The accumulation of greenhouse gases in the atmosphere affects the earth's temperature. The State of California has undertaken initiatives designed to address

the effects of greenhouse gas emissions, and to establish targets and emission reduction strategies for greenhouse gas emissions in California. Activities associated with the Project, including construction and operational activities, would result in greenhouse gas emissions. Therefore, the Supplemental EIR will provide further analysis of the Project's greenhouse gas emissions.

b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Potentially Significant Impact. As the Project would have the potential to emit greenhouse gases, the Supplemental EIR will include further analysis of project-related emissions and associated emission reduction strategies to determine whether the Project conflicts with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases (e.g., Assembly Bill 32 and the City of Los Angeles Green Building Code).

VIII. 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. Construction of the Project would involve the temporary use of potentially hazardous materials, including vehicle fuels, paints, oils, and transmission fluids. Similarly, operation of the Project would involve the use of typical, although potentially hazardous materials used in the maintenance of residential, retail/restaurant, office, hotel, and entertainment uses (e.g., cleaning solutions, solvents, pesticides for landscaping, painting supplies, and petroleum products). Therefore, further analysis of this issue will be included in the Supplemental EIR.

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. Project construction would require demolition of the existing structures and excavation activities. Based on the types and ages of the existing on-site structures, demolition of the existing on-site structures and excavation activities could expose asbestos containing materials (ACM) and/or lead-based paints (LBP), or result in other hazards to the public. Therefore, further analysis of this topic will be included in the Supplemental EIR.

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 Site is not located within 0.25 mile of an existing or proposed school. The nearest schools to the Project Site include Hamlin Charter Academy, located approximately 0.93 mile from the Project Site at 22627 Hamlin Street, and Woodland Hills Academy, located approximately one mile from the Project Site at 20800 Burbank Boulevard. Therefore, the Project would not create a significant hazard to nearby schools. Thus, consistent with the impact conclusion set forth in the Certified EIR, no impact associated with hazardous emissions or hazardous materials would occur, and no mitigation measures are required. No further evaluation of this topic in the Supplemental EIR is required.

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. Section 65962.5 of the California Government Code requires the California Environmental Protection Agency (CalEPA) to develop and update annually the Cortese List, which is a “list” of hazardous waste sites and other contaminated sites. While Section 65962.5 makes reference to the preparation of a “list,” many changes have occurred related to web-based information access since 1992 and information regarding the Cortese List is now compiled on the websites of the Department of Toxic Substances Control (DTSC), the State Water Board, and CalEPA. The DTSC maintains the EnviroStor database, which includes sites on the Cortese List and also identifies potentially hazardous sites where cleanup actions or extensive investigations are planned or have occurred. The database provides a listing of federal superfund sites, State response sites, voluntary cleanup sites, and school cleanup sites. The Project Site’s location within a hazardous materials site and associated potential impacts will be addressed in the Supplemental EIR.

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. The Project Site is not located within an area subject to an airport land use plan or within two miles of an airport. The closest airport to the Project Site, Van Nuys Airport in Van Nuys, is located approximately 6.7 miles from the Project Site. Therefore, consistent with the impact conclusion set forth in the Certified EIR, no impact associated

with an airport-related safety hazard would occur, and no mitigation measures are required. No further evaluation of this topic in the Supplemental EIR is required.

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

No Impact. The Project Site is not located in the vicinity of a private airstrip. Therefore, consistent with the impact conclusion set forth in the Certified EIR, no impact associated with safety hazards from a private airstrip would occur, and no mitigation measures are required. No further evaluation of this topic in the Supplemental EIR is required.

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

Potentially Significant Impact. According to the Safety Element of the City of Los Angeles General Plan, the nearest disaster route is Topanga Canyon Boulevard, which is adjacent to the Project Site.²⁸ Due to the Project Site's proximity to a designated disaster route, the Project's potential to impair implementation of or physically interfere with an adopted emergency response plan will be further evaluated in the Supplemental EIR.

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?

Less Than Significant Impact. There are no wildlands located in the vicinity of the Project Site. Furthermore, the Project Site is not located within a City-designated Very High Fire Hazard Severity Zone.²⁹ Therefore, the Project would not subject people or structures to a significant risk of loss, injury, or death as a result of exposure to wildland fires. Thus, consistent with the impact conclusion set forth in the Certified EIR, impacts associated with wildland fires would be less than significant, and no mitigation measures are required. No further evaluation of this topic in the Supplemental EIR is required.

²⁸ *City of Los Angeles Department of City Planning General Plan Safety Element—Critical Facilities and Lifeline Systems, Exhibit H (November 26, 1996).*

²⁹ *City of Los Angeles Department of City Planning, ZIMAS, Parcel Profile Report, <http://zimas.lacity.org/>, accessed August 2, 2016. The VHFHSZ was first established in the City of Los Angeles in 1999 and replaced the older "Mountain Fire District" and "Buffer Zone" shown on Exhibit D of the Los Angeles General Plan Safety Element.*

IX. Hydrology and Water Quality

Would the project:

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

Potentially Significant Impact. Construction activities associated with the Project would have the potential to result in the conveyance of pollutants into municipal storm drains, particularly during precipitation events. In addition, potential changes in on-site drainage patterns resulting from Project implementation could affect the quality of stormwater runoff. Therefore, further analysis of this topic will be included in the Supplemental EIR.

b. Substantially deplete groundwater supplies or interfere substantially 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 uses for which permits have been granted)?

Potentially Significant Impact. It is anticipated that the Project would result in a similar amount of on-site impermeable areas compared to existing conditions due to the nature of the existing site as predominately impervious. Nonetheless, the potential exists for existing percolation of rainwater and irrigation water into the water table to be diminished, which could affect groundwater recharge. In addition, the proposed demolition of the existing uses and excavation activities required during construction could potentially encounter groundwater. Therefore, further analysis of this topic will be included in the Supplemental EIR.

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?

Potentially Significant Impact. The Project Site is currently developed with the existing Shopping Center. No streams are located within the Project Site or in the vicinity of the Project Site. The Project would involve the demolition of the existing uses, construction of new buildings, and the installation of new landscaped areas, which would have the potential to alter the existing drainage pattern of the Project Site. Therefore, further analysis of this issue will be included in the Supplemental EIR.

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?

Potentially Significant Impact. As discussed above in Response to Checklist Question IX.c, the Project has the potential to affect drainage patterns. Such potential changes in drainage patterns could in turn affect the rate or amount of surface water on-site. Thus, further analysis of this topic will be included in the Supplemental 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?

Potentially Significant Impact. See Response to Checklist Questions IX.a and IX.c, above.

f. Otherwise substantially degrade water quality?

Potentially Significant Impact. See Response to Checklist Question IX.a, above.

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

No Impact. The Project Site is not located within a 100-year flood plain as mapped by the Federal Emergency Management Agency (FEMA) or by the City.^{30,31} According to FEMA, the Project Site is located within Zone X, which is an area determined to be outside the 0.2 percent annual chance floodplain. Therefore, the Project would not place housing within a 100-year flood plain. Thus, consistent with the impact conclusion set forth in the Certified EIR, no impacts associated with housing located in a 100-year flood hazard area would occur, and no mitigation measures are required. No further evaluation of this topic in the Supplemental EIR is required.

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

No Impact. As discussed above, the Project Site is not located within a designated 100-year flood plain area. Therefore, the Project would not place structures that would

³⁰ Federal Emergency Management Agency, *Flood Insurance Rate Map, Map Number 06037C1290F, September 26, 2008, accessed August 2, 2016.*

³¹ *Los Angeles General Plan Safety Element, Exhibit F, 100-Year & 500-Year Flood Plain, page 57 (November 1996).*

impede or redirect flood flows within a 100-year flood plain. Thus, consistent with the impact conclusion set forth in the Certified EIR, no impacts associated with placing structures within a 100-year flood hazard area would occur, and no mitigation measures are required. No further evaluation of this topic in the Supplemental EIR is required.

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. As discussed above, the Project Site is not located within a designated 100-year flood plain. In addition, the Safety Element of the General Plan does not map the Project Site as being located within a flood control basin.³² Furthermore, the Project Site is not located within a potential inundation area.³³ Therefore, the Project would not expose people or structures to a significant risk of loss, injury or death involving flooding. Thus, consistent with the impact conclusion set forth in the Certified EIR, no impacts associated with flooding would occur, and no mitigation measures are required. No further evaluation of this topic in the Supplemental EIR is required.

j. Inundation by seiche, tsunami, or mudflow?

No Impact. A seiche is an oscillation of a body of water in an enclosed or semi-enclosed basin, such as a reservoir, harbor, lake, or storage tank. A tsunami is a great sea wave, commonly referred to as a tidal wave, produced by a significant undersea disturbance such as tectonic displacement associated with large, shallow earthquakes. Mudflows result from the downslope movement of soil and/or rock under the influence of gravity.

The Project Site is located approximately nine miles north of the Pacific Ocean. In addition, the Safety Element of the General Plan does not map the Project Site as being located within an area potentially affected by a tsunami.³⁴ The Project Site is also not positioned downslope from an area of potential mudflow. Therefore, no seiche, tsunami, or mudflow events would be expected to impact the Project Site. Thus, consistent with the impact conclusion set forth in the Certified EIR, no impacts associated with inundation by seiche, tsunami, or mudflow would occur, and no mitigation measures are required. No further evaluation of this topic in the Supplemental EIR is required.

³² *Los Angeles General Plan Safety Element, Exhibit G, Inundation & Tsunami Hazard Areas (November 1996), p. 59.*

³³ *Ibid.*

³⁴ *Ibid.*

X. Land Use and Planning

Would the project:

a. Physically divide an established community?

Less Than Significant Impact. As discussed in Attachment A, Project Description, of this Initial Study, the Project Site is located in a highly urbanized area within the Downtown District of the Warner Center 2035 Plan area, which is designated for high-density and mixed-use development. Land uses surrounding the Project Site include commercial, office and residential uses to the north and northeast, across Erwin Street; the Anthem Blue Cross office building to the east, across Owensmouth Avenue; office and hotel uses to the south, across Oxnard Street; and commercial uses to the west, across Topanga Canyon Boulevard.

As described in Attachment A, Project Description, of this Initial Study, the Project includes the redevelopment of the existing Shopping Center with new residential, retail/restaurant, office, hotel, and entertainment uses. The proposed uses would be provided within an existing developed site and would not extend onto adjacent properties. In addition, there are no existing residential uses on the Project Site or a residential area immediately adjacent to the Project Site that would be physically separated or otherwise disrupted by the Project Site. Against this background, the Project would not divide an established community. Moreover, the proposed uses would be compatible with the variety of existing land uses in the surrounding area. Therefore, consistent with the impact conclusion set forth in the Certified EIR, impacts associated with division of an established community would be less than significant, and no mitigation measures are required. No further evaluation of this topic in the Supplemental EIR is required.

b. Conflict with any 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, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Potentially Significant Impact. As discussed in Attachment A, Project Description, of this Initial Study, the Project requires discretionary approvals. Therefore, the Supplemental EIR will provide further analysis of the Project's consistency with applicable land use plans, policies, and regulations.

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

No Impact. The Project Site is located in an urbanized area of the City of Los Angeles and is currently developed with the existing Shopping Center. The Project Site does not support any habitat or natural community. Accordingly, no Habitat Conservation Plan, Natural Community Conservation Plan, or other approved habitat conservation plan applies to the Project Site. Therefore, the Project would not conflict with the provisions of an adopted habitat conservation plan or natural community conservation plan. Thus, no impact regarding consistency with an applicable habitat conservation plan would occur, and no mitigation measures are required. No further evaluation of this topic in the Supplemental EIR is required.

XI. 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?

No Impact. No mineral extraction operations currently occur on the Project Site. In addition, the Project Site is located within an urbanized area and has been previously disturbed by development. As such, the potential for mineral resources to occur on-site is low. Furthermore, the Project Site is not located within a City-designated Mineral Resource Zone where significant mineral deposits are known to be present, or within a mineral producing area as classified by the California Geologic Survey.^{35,36} The Project Site is also not located within a City-designated oil field or oil drilling area.³⁷ Therefore, the Project would not result in the loss of availability of a mineral resource or a mineral resource recovery site. Thus, consistent with the impact conclusion set forth in the Certified EIR, no impact to a known mineral resource would occur, and no mitigation measures are required. No further evaluation of this topic in the Supplemental EIR is required.

³⁵ *City of Los Angeles, Department of City Planning, Los Angeles Citywide General Plan Framework, Draft Environmental Impact Report, January 19, 1995. Figure GS-1.*

³⁶ *State of California Department of Conservation, California Geologic Survey, Aggregate Sustainability in California, 2012.*

³⁷ *Los Angeles General Plan Safety Element, Exhibit E, Oil Field & Oil Drilling Areas (November 1996), p. 55.*

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. See Response to Checklist Question XI.a, above.

XII. Noise

Would the project result in:

a. 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?

Potentially Significant Impact. The Project Site is located within an urbanized area that contains various sources of noise. The most predominate source of noise in the vicinity of the Project Site is associated with traffic from roadways. Existing on-site noise sources primarily include vehicle noises associated with on-site circulation and parking areas, stationary mechanical equipment, and human activity. During construction activities associated with the Project, the use of heavy equipment (e.g., bulldozers, backhoes, cranes, loaders, etc.) would generate noise on a short-term basis. Additionally, the Project would introduce new residential, retail/restaurant, office, hotel, and entertainment uses on the Project Site during Project operation. Furthermore, traffic associated with the Project has the potential to increase noise levels along adjacent roadways. Therefore, further analysis of this topic in the Supplemental EIR is required.

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

Potentially Significant Impact. Construction of the Project could generate groundborne noise and vibration associated with demolition, site grading, other clearing activities, the installation of building footings, and construction truck travel. As such, the Project would have the potential to generate and expose people to groundborne vibration and noise levels during short-term construction activities. Therefore, further analysis of this topic will be provided in the Supplemental EIR.

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

Potentially Significant Impact. Traffic and human activity associated with the Project, as described above, have the potential to increase ambient noise levels above existing levels. Therefore, further analysis of this topic will be provided in the Supplemental 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. As discussed above in Response to Checklist Questions XII.a and XII.b, construction activities associated with the Project would have the potential to temporarily or periodically increase ambient noise levels above existing levels. Therefore, further analysis of this topic will be provided in the Supplemental EIR.

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 Site is not located within an area subject to an airport land use plan or within two miles of an airport. The closest airport to the Project Site, Van Nuys Airport in Van Nuys, is located approximately 6.7 miles from the Project Site. Therefore, consistent with the impact conclusion set forth in the Certified EIR, no impact associated with excessive airport-related noise levels would occur, and no mitigation measures are required. No further evaluation of this topic in the Supplemental EIR 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. The Project Site is not located within the vicinity of a private airstrip. Therefore, consistent with the impact conclusion set forth in the Certified EIR, no impact associated with excessive noise levels due to a private airstrip would occur, and no mitigation measures are required. No further evaluation of this topic in the Supplemental EIR is required.

XIII. 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. Upon buildout of the Project, the Project Site would include approximately 1,432 residential units, approximately 572 hotel rooms, approximately 629,000 square feet of office space, approximately 244,000 square feet of retail uses, and an approximately 320,000-square-foot, 15,000-seat entertainment and sports center. As such, the Project would increase the housing supply and employment

opportunities in the#Canoga Park–Winnetka–Woodland Hills–West Hills Community Plan Area, possibly inducing substantial population growth. Therefore, further analysis of this topic in the Supplemental EIR is required.

b. Displace substantial numbers of existing housing necessitating the construction of replacement housing elsewhere?

No Impact. The Project Site is currently developed with the Shopping Center. No housing currently exists on the Project Site. Therefore, although the Project would create new housing, it would not displace any existing housing. Thus, no impacts associated with displacing a substantial number of existing housing would occur, and no mitigation measures are required. No further evaluation of this topic in the Supplemental EIR is required.

c. Displace substantial numbers of people necessitating the construction of replacement housing elsewhere?

No Impact. As discussed above in Response to Checklist Question XIII.b, the Project Site is currently developed with the Shopping Center, and no housing currently exists on the Project Site. Therefore, the development of the Project would not cause the displacement of any persons necessitating the construction of replacement housing elsewhere. Thus, no impact associated with displacing a substantial number of people would occur, and no mitigation measures are required. No further evaluation of this topic in the Supplemental EIR is required.

XIV. Public Services

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the 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. Fire protection services for the Project Site are provided by the Los Angeles Fire Department. The closest Los Angeles Fire Department fire station to the Project Site is Fire Station No. 84 located at 21050 Burbank Boulevard in Los Angeles, approximately 1.2 miles southeast of the Project Site.³⁸ The Project would

³⁸ Los Angeles Fire Department, Fire Station Locator, www.lafd.org/fire-stations/station-results?st=691&address=6100%20topanga%20canyon%20boulevard, accessed August 2, 2016.

introduce new residential, retail/restaurant, office, hotel, and entertainment uses that would introduce a new residential population, increase the density at the Project Site, and increase the daytime population in the service area. This could result in the need for additional fire protection services and associated facilities. Therefore, further analysis of this issue will be included in the Supplemental EIR.

b. Police protection?

Potentially Significant Impact. Police protection for the Project Site is provided by the Los Angeles Police Department. The Topanga Community Police Station, which serves the Project area, is located at 21501 Schoenborn Street in the community of Canoga Park in the City of Los Angeles, approximately 2.9 miles north of the Project Site. This station is under the jurisdiction of the Los Angeles Police Department's Valley Bureau. The Project would introduce new residential, retail/restaurant, office, hotel, and entertainment uses to the Project Site that would introduce a new residential population, increase the density at the Project Site, and increase the daytime population in the service area. This could result in the need for additional police services and associated facilities. Therefore, the Supplemental EIR will provide further analysis of this issue.

c. Schools?

Potentially Significant Impact. The Project Site is located within the boundaries of the Los Angeles Unified School District (LAUSD). The LAUSD is divided into six local districts.³⁹ The Project Site is located in Local District–Northwest.⁴⁰ The development of residential uses as part of the Project would generate a new population at the Project Site which could generate an increased demand for schools within the boundaries of the LAUSD. Therefore, the Supplemental EIR will provide further analysis of this issue.

d. Parks?

Potentially Significant Impact. Parks and recreational facilities in the vicinity of the Project Site are primarily operated and maintained by the Los Angeles Department of Recreation and Parks. The development of residential uses as part of the Project would generate a new population at the Project Site that could utilize nearby parks and/or recreational facilities, possibly necessitating new parks. Thus, the Supplemental EIR will provide further analysis of this issue.

³⁹ *Los Angeles Unified School District, Board of Education Districts Maps 2015-2016*, <http://achieve.lausd.net/Page/8652>, accessed August 2, 2016.

⁴⁰ *Los Angeles Unified School District, Board of Education Local District—Northwest Map, May 2015*, <http://achieve.lausd.net/domain/34>, accessed August 2, 2016.

e. Other public facilities?

Potentially Significant Impact. The Project area is served by existing libraries within the Canoga Park–Winnetka–Woodland Hills–West Hills Community Plan area, including the nearby Woodland Hills Branch Library, located at 22200 Ventura Boulevard, approximately 1.2 miles from the Project Site. The development of residential uses as part of the Project would generate a new residential population that would generate a demand for library services provided by the Los Angeles Public Library, possibly necessitating the construction of new libraries. Therefore, the Supplemental EIR will provide further analysis of this issue.

During construction and operation of the Project, roads would continue to be utilized to access the Project Site. As discussed below in Response to Checklist Question XVI.a, further analysis of the potential for the Project to result in a significant increase in the number of vehicle trips on local roadways will be included in the Supplemental EIR. Any necessary improvements to local roadways associated with development of the Project will also be identified in the Supplemental EIR.

XV. 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. See Response to Checklist Question XIV.d, above.

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?

Potentially Significant Impact. As detailed in Attachment A, Project Description, of this Initial Study, the Project would include approximately two acres of ground level, publicly accessible open space. In addition, the Project would provide balconies, rooftop amenity decks, and other amenities for the residents of the Project Site to serve the recreation and leisure needs of on-site residents. The potential environmental impacts of constructing these facilities are analyzed throughout this Initial Study, and will be further analyzed in the EIR for those topics where impacts could be potentially significant, as part of the overall Project. Additionally, while residents would likely utilize the recreational facilities provided on the Project Site rather than utilizing recreational facilities in the vicinity of the Project Site, as noted above in Response to Checklist Question XIV.D, development of residential uses as part of the Project would generate a new population at the Project

Site that could utilize nearby parks and/or recreational facilities, possibly necessitating new parks. Therefore, the Supplemental EIR will provide further analysis of this issue.

XVI. Transportation/Circulation

Would the project:

- a. **Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?**

Potentially Significant Impact. The Project proposes development which has the potential to result in an increase in daily and peak-hour traffic within the vicinity of the Project Site. In addition, construction of the Project has the potential to affect the transportation system through the hauling of excavated materials and debris, the transport of construction equipment, the delivery of construction materials, and travel by construction workers to and from the Project Site. Once construction is completed, the Project's employees and visitors would generate vehicle and transit trips throughout the day. The resulting increase in the use of the area's transportation facilities could exceed roadway and transit system capacities. Therefore, further analysis of this issue will be provided in the Supplemental EIR. The Supplemental EIR will also address compliance with LAMC parking standards.

- b. **Conflict with an applicable congestion management program including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?**

Potentially Significant Impact. The Metropolitan Transportation Authority (Metro) administers the Congestion Management Program (CMP), a State-mandated program designed to address the impacts urban congestion has on local communities and the region as a whole. The CMP provides an analytical basis for the transportation decisions contained in the State Transportation Improvement Project. The CMP for Los Angeles County requires an analysis of any Project that could add 50 or more trips to any CMP intersection or more than 150 trips to a CMP mainline freeway location in either direction during either the A.M. or P.M. weekday peak hours. Implementation of the Project has the potential to generate additional vehicle trips, which could potentially add more than 50 trips to a CMP roadway intersection or more than 150 trips to a CMP freeway segment. Therefore, further analysis of this issue will be provided in the Supplemental EIR.

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?

Less Than Significant Impact. The Project Site is not located within the vicinity of any private or public airport or planning boundary of any airport land use plan. The closest airport to the Project Site, Van Nuys Airport in Van Nuys, is located approximately 6.7 miles from the Project Site. In addition, given the Project's maximum height of 502 feet, the Project would be required to comply with applicable Federal Aviation Administration (FAA) requirements regarding rooftop lighting for high-rise structures. In addition, the Project would be required to comply with the notice requirements imposed by the FAA for all new buildings taller than 200 feet, and would complete Form 7460-1 (Notice of Proposed Construction or Alteration). With compliance with these regulations, and given the distance between the Project Site and the nearest airport, impacts to air traffic patterns would be less than significant, and no mitigation measures are required. No further evaluation of this topic in the Supplemental EIR is required.

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

Potentially Significant Impact. The Project would include new driveway locations to provide access to the various uses of the Project. The Project's new driveway locations may increase hazards in the vicinity of the Project Site. Therefore, further analysis of this issue will be provided in the Supplemental EIR.

e. Result in inadequate emergency access?

Potentially Significant Impact. While it is expected that construction activities for the Project would primarily occur within the Project Site, construction activities could potentially require the partial closure of travel lanes on adjacent streets for the installation or upgrading of local infrastructure. Construction within these roadways has the potential to impede access to adjoining uses, as well as reduce the rate of flow of the affected roadway. The Project would also generate construction traffic, particularly haul trucks, which may affect the capacity of adjacent streets and highways. Therefore, further analysis of this issue in the Supplemental EIR is required.

f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

Potentially Significant Impact. The Project Site is served by a variety of transit options. The development of the Project would increase demand for alternative

transportation modes in the vicinity of the Project Site. Therefore, further analysis of the potential for the Project to conflict with adopted policies, plans, or programs regarding public transit, bicycle facilities, or pedestrian facilities will be provided in the Supplemental EIR.

XVII. Tribal Cultural Resources

Would the project:

- a. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to the California Native American tribe, and that is:**
 - i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or**
 - ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.**

Potentially Significant Impact. Approved by Governor Brown on September 25, 2014, Assembly Bill 52 (AB 52) establishes a formal consultation process for California Native American Tribes to identify potential significant impacts to Tribal Cultural Resources, as defined in Public Resources Code Section 21074, as part of CEQA. Effective July 1, 2015, AB 52 applies to projects that file a Notice of Preparation or Notice of Negative Declaration/Mitigated Negative Declaration on or after July 1, 2015. As specified in AB 52, lead agencies must provide notice to tribes that are traditionally and culturally affiliated with the geographic area of a proposed project if the tribe has submitted a written request to be notified. The tribe must respond to the lead agency within 30 days of receipt of the notification if it wishes to engage in consultation on the project, and the lead agency must begin the consultation process within 30 days of receiving the request for consultation.

The Project would require grading, excavation, and other construction activities within areas of the Project Site that may not have been previously disturbed. Therefore, the potential exists for the Project to uncover a tribal cultural resource. Thus, there is a potential for the Project to significantly impact a site, feature, place, cultural landscape, sacred place,

or object with cultural value to a California Native American Tribe. In compliance with AB 52, the City will notify all applicable tribes and the Project will participate in any requested consultations. The Supplemental EIR will provide further analysis of the Project's potential impacts to tribal cultural resources.

XVIII. Utilities

Would the project:

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

Potentially Significant Impact. As is the case under existing conditions, wastewater generated during operation of the Project would be collected and discharged into existing sewer mains and conveyed to the Hyperion Water Reclamation Plant in the community of Playa del Rey in the City of Los Angeles. With the development of new buildings, the Project could result in increased wastewater generation from the Project Site. Therefore, further analysis of this issue will be provided in the Supplemental EIR.

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. Water and wastewater systems consist of two components, the source of the water supply or place of sewage treatment, and the conveyance systems (i.e., distribution lines and mains) that link the location of these facilities to an individual development site. The Project would result in increased wastewater generation and increased water demand. As such, the Project would result in increased use of water and wastewater infrastructure and facilities, possibly necessitating the construction of new facilities. Therefore, further analysis of this topic in the Supplemental EIR will be provided.

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. As discussed in Response to Checklist Questions IX.a and IX.d, above, drainage patterns and the amount of impervious surfaces on-site may be altered as a result of the Project. Therefore, the potential for the Project to require the construction of new stormwater drainage facilities will be analyzed further in the Supplemental 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 Los Angeles Department of Water and Power supplies water to the Project Site. The Project would increase the demand for water provided by Los Angeles Department of Water and Power and a water supply assessment will be required. Therefore, further analysis of this issue in the Supplemental EIR will be provided.

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. See Response to Checklist Question XVIII.b, above.

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

Potentially Significant Impact. Various public agencies and private companies provide solid waste management services in the City of Los Angeles. Construction wastes would be generated by the demolition of existing on-site uses, the export of soil material, as well as from the byproducts of new construction. Upon buildout, the Project would increase the amount of development on-site, which would result in an increase in the amount of waste to be disposed of at landfills that serve the City. Construction and operation could result in solid waste disposal needs in excess of landfill capacity. Therefore, further analysis of this topic in the Supplemental EIR is required.

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

Potentially Significant Impact. As discussed above under Response to Checklist Question XVIII.f, the Project would increase the amount of development on-site, which would result in an increase in the amount of solid waste generated as compared to existing conditions. Therefore, further analysis of this topic in the Supplemental EIR is required.

h. Other utilities and service systems?

Potentially Significant Impact. The Project would generate an increased demand for electricity and natural gas services provided by the Los Angeles Department of Water and Power and the Southern California Gas Company, respectively. Therefore, further

analysis of this issue will be provided in the Supplemental EIR. In addition, while development of the Project would not be anticipated to cause wasteful, inefficient, and unnecessary consumption of energy and would be consistent with the intent of Appendix F of the CEQA Guidelines, further analysis of the Project's consistency with Appendix F will also be provided in the Supplemental EIR.

XIX. Mandatory Findings of Significance

- a. Does the project 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 the major periods of California history or prehistory?**

Potentially Significant Impact. Based on the analysis contained in this Initial Study, the Project has the potential to result in significant impacts with regard to the following subject areas: aesthetics; air quality; biological resources (tree preservation); cultural resources; greenhouse gas emissions; hazards and hazardous materials; hydrology and water quality; land use and planning; noise; population and housing; public services (fire, police, schools, parks, and libraries); recreation; transportation/circulation; and utilities (water, wastewater, solid waste, and energy). Therefore, the Project has the potential to degrade the quality of the environment. The Supplemental EIR will be prepared to analyze and document the Project's potentially significant impacts. Feasible mitigation measures will be recommended to reduce identified significant impacts. With regard to biological resources, as discussed above in Checklist Question IV, the Project would not 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, or reduce the number or restrict the range of a rare or endangered plant or animal. Regarding potential impacts to historical resources, as discussed above in Response to Checklist Question V.a, the Project Site includes the former May Company building, which is identified by SurveyLA as potentially eligible for the California Register and as potentially individually eligible for local listing or designation. The former May Company building is proposed to be removed as part of the Project. Therefore, the Supplemental EIR will provide further analysis of the Project's potential impacts on historic resources.

- b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a 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 potential for cumulative impacts occurs when the independent impacts of the Project are combined with impacts from other development to result in impacts that are greater than the impacts of the Project alone. Located within the vicinity of the Project Site are other current and reasonably foreseeable projects whose development, in conjunction with that of the Project, may contribute to potential cumulative impacts. Impacts of the Project on both an individual and cumulative basis will be addressed in the Supplemental EIR for the following subject areas: aesthetics; air quality; cultural resources; greenhouse gas emissions; hazards and hazardous materials; hydrology and water quality; land use and planning; noise; population and housing; public services (fire, police, schools, parks, and libraries); recreation; transportation/circulation; and utilities (water, wastewater, solid waste, and energy).

With regard to cumulative effects for the issues of agriculture and forest resources, biological resources, and mineral resources, the Project would not combine with related projects or other cumulative growth to result in significant cumulative impacts. With respect to agricultural resources and mineral resources, the Project would have no impact to these resources, and therefore could not combine with other projects to result in cumulative impacts. With respect to biological resources, the Project vicinity is urbanized and the probability of important biological resources occurring on-site is very low. Further, biological resource areas are generally site-specific and are evaluated within the context of each individual project. In addition, with compliance with regulatory requirements, the Project would not result in significant impacts to biological resources. With respect to geology and soils, due to their site-specific nature, geology and soils impacts are typically assessed on a project-by-project basis or for a particular localized area. Therefore, as with the Project, related projects would address site-specific geologic hazards through the implementation of site-specific geotechnical recommendations and/or mitigation measures. In addition, as with the Project, related projects would be subject to local, State, and federal regulations and standards for seismic safety. Thus, cumulative impacts for these subject areas would be less than significant, and no further evaluation in the Supplemental EIR is required.

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

Potentially Significant Impact. As indicated by the analysis above, the Project could result in potentially significant impacts with regard to aesthetics; air quality; biological resources (tree preservation); cultural resources; greenhouse gas emissions; hazards and hazardous materials; hydrology and water quality; land use and planning; noise; population

and housing; public services (fire, police, schools, parks, and libraries); recreation; transportation/circulation; and utilities (water, wastewater, solid waste, and energy). As a result, these potential effects will be analyzed further in the Supplemental EIR.