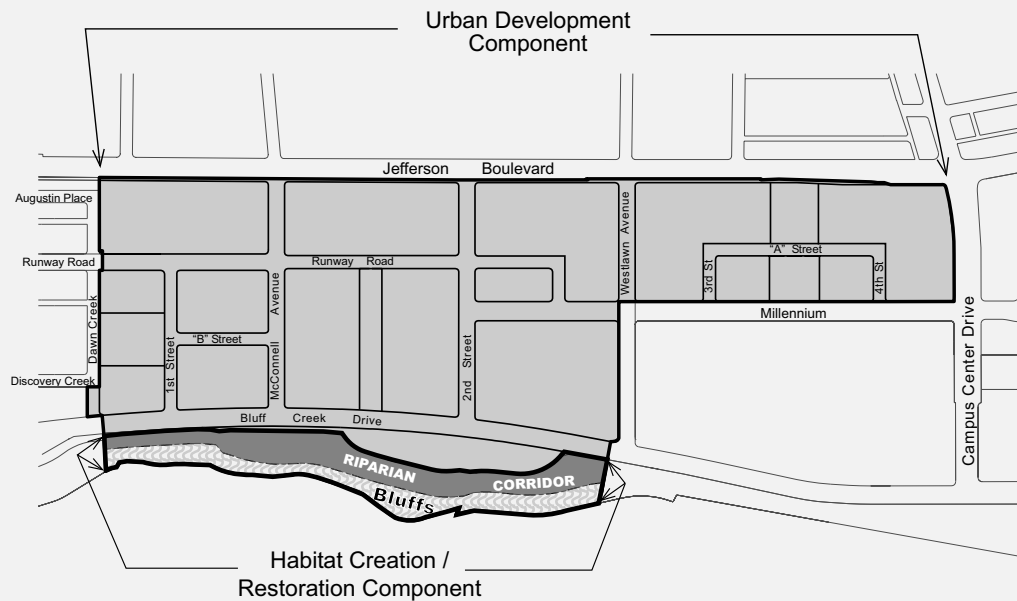


# DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) VILLAGE AT PLAYA VISTA



## VOLUME II TECHNICAL APPENDICES A-C

- A. ENVIRONMENTAL ASSESSMENT FORM (EAF), INITIAL STUDY AND NOTICE OF PREPARATION (NOP)
- B. SCOPING MEETING AND NOTICE OF PREPARATION (NOP) COMMENTS
- C. MITIGATION MONITORING AND REPORTING PROGRAM

**DRAFT**

**ENVIRONMENTAL IMPACT REPORT (EIR)**

**VILLAGE AT PLAYA VISTA**

**TECHNICAL APPENDICES**

**VOLUME II**

**APPENDIX A:**

**ENVIRONMENTAL ASSESSMENT FORM (EAF),  
INITIAL STUDY, AND NOTICE OF PREPARATION (NOP)**

**APPENDIX B:**

**NOP COMMENTS**

**APPENDIX C:**

**MITIGATION MONITORING AND REPORTING PROGRAM**

City of Los Angeles  
EIR No. ENV-2002-6129-EIR

State Clearinghouse  
No. 2002111065

**2003**

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A-2	Initial Study
A-3	Notice of Preparation (NOP)
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<b>C</b>	<b>Mitigation Monitoring and Reporting Program</b> <i>Mitigation Monitoring and Reporting Program</i> , PCR Services Corporation, August 2003.

**APPENDIX A:**  
**INITIAL STUDY AND NOTICE OF PREPARATION**  
**(NOP)**

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**APPENDIX A-1:**

**ENVIRONMENTAL ASSESSMENT FORM (EAF)**

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CITY OF LOS ANGELES  
DEPARTMENT OF CITY PLANNING

12680 W. JEFF.

ENVIRONMENTAL ASSESSMENT FORM

SPA/GPA/SUB/ZC  
EAF Case No.: 2002-6129 ZA Case No.: \_\_\_\_\_ CPC Case No.: \_\_\_\_\_  
Council District No.: 11 Community Plan Area: Westchester/Playa del Rey  
PROJECT ADDRESS: 12200 W. JEFFERSON BLVD., LA, CA 90094  
12680 W. JEFFERSON BLVD., LA, CA 90094  
Major Cross Streets: Jefferson Boulevard, Lincoln Boulevard, Centinela Avenue  
Name of Applicant: Playa Capital Company, LLC  
Address: 12555 W. Jefferson Blvd., Suite 300, Los Angeles, CA 90066  
Telephone No.: 310-822-0074 Fax No.: 310-827-1073 E-mail: \_\_\_\_\_

OWNER

Name: Playa Capital Company, LLC

Address: 12555 W. Jefferson Blvd., #300, LA, CA 90066

Telephone No: 310-822-0074

Signature: 

APPLICANT'S REPRESENTATIVE

(Other than Owner)

Name: J. Marc Huffman, Project Manager

(Contact Person)

Address: 12555 W. Jefferson Blvd., #300, LA, CA 90066

Telephone No: 310-448-4628

Signature: 

(Applicant's Representative)

The following Exhibits are required (3 copies of each exhibit and 3 Environmental Assessment Forms for projects in Coastal & S.M. Mtn. Zones): All Exhibits should reflect the entire project, not just the area in need of zone change, variance, or other entitlement.

**NOTE:** The exhibits are IN ADDITION TO those required for any case for which the Environmental Assessment Form is being filed.

- A. **2 Vicinity Maps:** (8½" x 11") showing nearby street system, public facilities and other significant physical features (similar to road maps, Thomas Brothers Maps, etc.) with project area highlighted.
- B. **2 Radius/Land Use Maps:** (1" = 100') showing land use and zoning to 500 feet (100 feet of additional land use beyond the radius for alcoholic beverage cases); 100' radius line (excluding streets) okay for Coastal building permits 300' for site plan review applications.
- C. **2 Plot Plans:** showing the location and layout of proposed development including dimensions; include topographic lines where grade is over 10%; tentative tract or parcel maps where division of land is involved to satisfy this requirement, and the location and diameter of all trees existing on the project site.
- D. **Application:** a duplicate copy of application for zone change, (including Exhibit "C" justification) batch screening form, periodic comprehensive general plan review and zone change map, variance, conditional use, subdivider's statement, etc.
- E. **Pictures:** two or more pictures of the project site showing walls, trees and existing structures.
- F. **Notice of Intent Fee:** a check in the amount of \$25 made out to the **County of Los Angeles** for the purpose of filing a Notice of Intent to Adopt a Negative Declaration as required by § 15072 of the State CEQA Guidelines.

ENVIRONMENTAL ASSESSMENT

APPROVED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

APPLICATION ACCEPTED

BY: \_\_\_\_\_

DATE: 10/28/02

RECEIPT NO.: \_\_\_\_\_

236826

OK #1333

**I. Project Description:**

Briefly describe the project and permits necessary (i.e., Tentative Tract, Conditional Use, Zone Change, etc.) including an identification of phases and plans for future expansion:

See Project Description in Exhibit A

Will the project require certification, authorization, clearance or issuance of a permit by any federal, state, county, or environmental control agency, such as Environmental Protection Agency, Air Quality Management District, Water Resources Board, Environmental Affairs, etc.? If so, please specify:

**II. Existing Conditions:**

- A. Project Site Area 162.5 acres  
 Net and 101.7 Gross Acres 162.5
- B. Existing Zoning M(PV), R4(PV)
- C. Existing Use of Land Predominantly vacant; several industrial buildings remain on site; fill materials stockpiled on site  
 Existing General Plan Designation See Attachment A
- D. Requested General Plan Designation See Attachment A
- E. Number 2 type industrial and age ± 50 year old of structures to be removed as a result of the project. If residential dwellings (apts., single-family, condos) are being removed indicate the: number of units: \_\_\_\_\_ and average rent: \_\_\_\_\_  
 Is there any similar housing at this price range available in the area? If yes, where? \_\_\_\_\_
- F. Number 55 Trunk Diameter greater than 8" and type palm and eucalyptus of existing trees.
- G. Number 55 Trunk Diameter greater than 8" and type palm and eucalyptus of trees being removed (identify on plot plan.)
- H. Slope: State percent of property which is:  
95% Less than 10% slope \_\_\_\_\_ 10-15% slope 5% over 15% slope \_\_\_\_\_  
*If slopes over 10% exist, a topographic map will be required. Over 50 acres, 1" = 200' scale is okay.*
- I. Check the applicable boxes and indicate the condition on the Plot Plan. There are ☒ natural or man-made drainage channels, \_\_\_\_\_ rights of way and/or \_\_\_\_\_ hazardous pipelines crossing or immediately adjacent to the property, or \_\_\_\_\_ none of the above.
- J. Grading: (specify the total amount of dirt being moved)  
 \_\_\_\_\_ 0-500 cubic yards.  
to be determined in EIR if over 500 cubic yards. indicate amount of cubic yards.
- K. Import/Export: Indicate the amount of dirt being imported or exported to be determined in EIR

**Projects involving import/export of 1000 cubic yards or more are required to complete a Haul Route Form and Haul Route Map.**

If the project involves more than one phase or substantial expansion or changes of existing uses, please document each portion separately, with the total or project details written below. Describe entire project, not just area in need of zone change, variance, or other entitlement.

### III. Residential project (if not residential, do not answer)

- A. Number of Dwelling Units- 2,600 units  
Single Family tbd Apartment tbd or Condominium tbd
- B. Number of Dwelling Units with:  
One bedroom tbd Two bedrooms tbd  
Three bedrooms tbd Four or more bedrooms tbd
- C. Total number of parking spaces provided Per zoning requirements
- D. List recreational facilities of project See Open Space discussion in Exhibit A
- E. Approximate price range of units \$ tbd to \$ tbd
- F. Number of stories See Exhibit A, height                      feet.
- G. Type of appliances and heating (gas, electric, gas/electric, solar) tbd  
Gas heated swimming pool? tbd
- H. Describe night lighting of the project Street lighting, security, landscaping  
(include plan for shielding light from adjacent uses, if available)
- I. Percent of total project proposed for: Building unknown  
Paving                       
Landscaping
- J. Total Number of square feet of floor area

### IV. Commercial, Industrial or Other Project (if project is only residential do not answer this section). Describe entire project, not just area in need of zone change, variance, or other entitlement.

- A. Type of use 175,000 sf office uses, 150,000 sf retail uses, 40,000 sf community serving uses
- B. Total number of square feet of floor area 365,000 sf
- C. Number of units if hotel/motel
- D. Number of stories See Exhibit A, height                      feet.
- E. Total number of parking spaces provided: per zoning requirements
- F. Hours of operation unknown, Days of operation unknown
- G. If fixed seats or beds involved, number N/A
- H. Describe night lighting of the project street lighting, security, landscaping  
(Include plan for shielding light from adjacent uses, if available)
- I. Number of employees per shift unknown
- J. Number of students/patients/patrons unknown
- K. Describe security provisions for project unknown
- L. Percent of total project proposed for: Building See Exhibit A  
Paving                       
Landscaping

### Historic/Architecturally Significant Project

Does the project involve any structures, buildings, street lighting systems, spaces, sites or components thereof which may be designated or eligible for designation in any of the following: (please check)

- ☐ National Register of Historic Places
- ☐ California Register of Historic Resources
- ☐ City of Los Angeles Cultural Historic Monument
- ☐ Within a City of Los Angeles Historic Preservation Overlay Zone (HPOZ)



## V. Hazardous Materials and Substance Discharge

Does the project involve the use of any hazardous materials or have hazardous substance discharge? If so, please specify. soil & groundwater remediation activities associated with past industrial uses on and adjacent to the project site.

- A. Regulatory Identification Number (if known) Cleanup & Abatement Order 98-125  
 B. Licensing Agency Regional Water Quality Control Board  
 C. Quantity of daily discharge no discharge of pollutants.

## VI. Stationary Noise Clearance: A clearance may be necessary certifying the project's equipment (e.g., air conditioning) complies with City Noise Regulations.

Some projects may require a Noise Study. The EIR staff will inform those affected by this requirement.

## VII. Selected Information:

- A. Circulation: Identify by name all major and secondary highways and freeways within 1,000 feet of the proposed project; give the approximate distance(s):  
Jefferson Boulevard (adjacent), Centinela Avenue (adjacent)
- B. Air: All projects that are required to obtain AQMD permits (see AQMD Rules and Regulations) are required to submit written clearance from the AQMD indicating no significant impact will be created by the proposed project.\*
- C. Noise: Projects located within 600 feet of railroad tracks indicate the number of trains per day:\*\*  
 Day 7 AM–10 PM \_\_\_\_\_  
 Night 10 PM–7 AM \_\_\_\_\_

## VIII. Mitigating Measures:

Feasible alternatives or mitigation measures which would substantially lessen any significant adverse impact which the development may have on the environment. Mitigation measures and alternatives will be identified in the EIR.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\* Contact the South Coast Air Quality Management District at 572-6418 for further information.

\*\* For information, contact:

Southern Pacific Train Dispatcher	629-6569
Union Pacific Engineering	725-2313
Santa Fe Train Master	267-5546

# APPLICANT/CONSULTANT'S AFFIDAVIT

OWNER MUST SIGN AND BE NOTARIZED;

IF THERE IS AN AGENT, THE AGENT MUST ALSO SIGN AND BE NOTARIZED

I, Randy Johnson  
 Owner (Owner in escrow)\*  
 (Please Print)

Signed: [Signature]  
 Owner

I, J. Marc Huffman  
 Consultant\*  
 (Please Print)

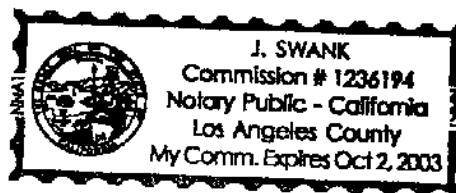
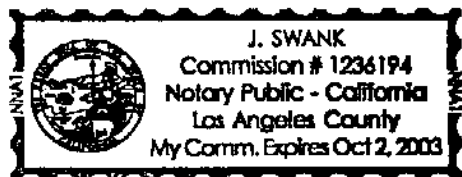
Signed: [Signature]  
 Agent

being duly sworn, state that the statements and information contained in this Environmental Assessment Form are in all respects true and correct to the best of my knowledge and belief.

State of California, County and City of Los Angeles

Signed: <u>[Signature]</u> Notary	Signed: <u>[Signature]</u> Notary
Subscribed and sworn to before me this <u>28<sup>th</sup></u> day of <u>October</u> , 20 <u>02</u> (NOTARY or CORPORATE SEAL)	Subscribed and sworn to before me this <u>28<sup>th</sup></u> day of <u>October</u> , 20 <u>02</u> (NOTARY)

\* If acting for a corporation, include capacity and company name.



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## ATTACHMENT A PROJECT LOCATION AND DESCRIPTION

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### 1.0 HISTORY AND EVOLUTION OF THE VILLAGE AT PLAYA VISTA PROJECT

The currently proposed Village at Playa Vista Project (Proposed Project) reflects a project design that has evolved over the past two decades. Starting in the mid-1980s, the Summa Corporation (the property owner at that time), envisioned Playa Vista to be a regional, commercial and industrial center on a 1,086-acre property (the former "Playa Vista Planning Area"). This development was approved by local and state jurisdictions in 1985 and was to occur throughout the four sub-areas of the former Planning Area, known as Playa Vista Areas A, B, C and D. See Figure 1 on page 2.

In 1989, Maguire Thomas partners (MTP) acquired a controlling interest in Playa Vista, and downsized the Project and reshaped the fundamental elements and vision of the new Master Plan. The downsized project envisioned the development of an integrated mixed-use community with a total of 13,085 housing units, 5,280,000 sq.ft. of office uses, 595,000 sq. ft. of retail area, 750 hotel rooms, 640,000 sq. ft. of community serving uses, and habitat restoration and creation resulting in 126 acres of active open space and 383 acres of passive open space. This plan was documented in the Playa Vista Master Plan Draft Program EIR (EIR No. 90-0200).

In 1993, the first phase of this plan (the Playa Vista First Phase Project) was approved for mixed-use development within portions of Area D, and for a fresh water marsh in Area B. In 1995, the First Phase Project was amended to include development of the Playa Vista Entertainment, Media and Technology District at the eastern end of Area D.<sup>1</sup> The First Phase Project approval included a total of 3,246 housing units, 3,206,950 sq.ft. of office and studio related uses, 35,000 sq.ft. of retail, 120,000 sq.ft. of community serving, 36.6 acres of active and 80 acres of passive open space with 35 acres of a freshwater marsh.

Also in 1995, the City circulated a Notice of Preparation for a Project EIR that included the remainder of the MTP Master Plan (EIS/EIR 95-0086, State Clearing House No. 1995051011). That Project involved development and restoration activities within the 723 acres remaining within the Playa Vista Property (in Areas A, B, C and D). The Project envisioned at that time consisted of a total of 9,839 housing units, 2,073,050 sq. ft. of office uses,

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<sup>1</sup> The First Phase Project was approved under VTTM 49104 and TTM 52092.

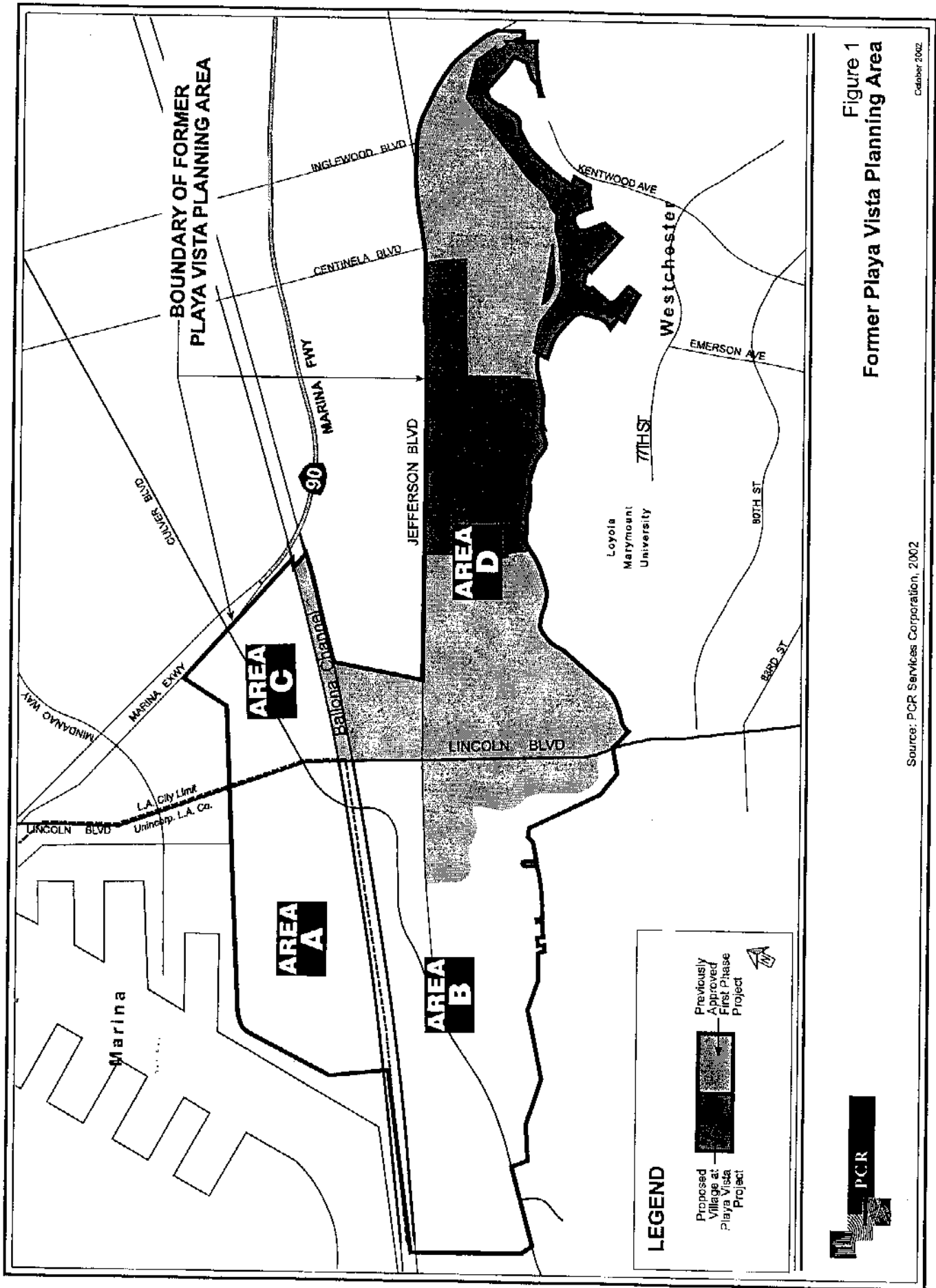


Figure 1  
Former Playa Vista Planning Area

Source: PCR Services Corporation, 2002

October 2002

560,000 sq. ft. of retail, 750 hotel rooms, 520,000 sq. ft. of community serving uses, a 700-slip marina, and habitat restoration including saltmarsh restoration, bluff restoration, and completion of the Freshwater Wetland System. As a result of the events outlined below, this proposal is no longer being pursued.

In 1997, Playa Capital Company, LLC (PCC) acquired the Playa Vista Project and continued to explore options for the implementation of further Playa Vista development. In response to the City Council's February 2001 resolution advocating the preservation of the Playa Vista parcels lying west of Lincoln Boulevard as open space, and similar positions taken by various interest groups, PCC stated its willingness to sell these parcels to a public entity if an equitable price could be agreed upon and adequate funding sources identified. The Trust for Public Land (TPL) Bargain Sale Option Agreement was entered into between Playa Capital and TPL in August 2001 granting to TPL an exclusive option to acquire for or on behalf of the State of California the parcels previously planned for development in the area formerly known as Playa Vista Areas A and B. The area subject to the option was subsequently expanded to include the balance of Area B other than the Freshwater Marsh and acreage that Playa Capital is already obligated to convey to the state.

The current Proposed Project is defined in anticipation that TPL will exercise its option to acquire the land formerly known as Playa Vista Areas A and B (outside of the Freshwater Marsh), effectively placing such land in public ownership and long term open space preservation. As a result, the Proposed Project greatly reduces the proposed scale of the Playa Vista development by limiting development to the remaining portion of Area D, adjacent to the First Phase Project. In so doing, all of Area B (outside of the Freshwater Marsh), and all of Areas A and C are no longer part of the Playa Vista Project. Thus, other than the freshwater marsh in Area B and potential traffic mitigation measures affecting Lincoln, Culver and Jefferson Boulevards, no Playa Vista development would occur west of Lincoln Boulevard or north of the Ballona Channel.

The land formerly known as Playa Vista Area C lies to the east of Lincoln Boulevard, north of the Ballona Channel. Area C is currently held in trust by U.S. Trust Company of California for the benefit of the State. Playa Capital's option rights regarding Area C have expired and Playa Capital is no longer under obligation to entitle Area C for urban uses for the benefit of the State of California. As a consequence, Area C is no longer a part of the Proposed Project.

Based on this series of events, the Proposed Project area is now defined as shown in Figure 1 on page 2. The Proposed Project scales back the area proposed for urban development to approximately 100 acres of the 162.5-acre Project area. This 100-acre urban development area is 265 acres smaller in size than the approximately 365-acre urban development area

proposed as part of the 1993 Playa Vista Master Plan. Development of the Proposed Project would occur between the east and west ends of the First Phase Project, and would complete the development of Playa Vista Area D as an integrated, mixed-use, master planned community composed of residential, commercial, recreation, habitat and community-serving uses. In addition to the reduction in the land area proposed for development, the Proposed Project would also substantially reduce the intensity and amount of development proposed within the project area compared to the former Maguire-Thomas Master Plan as discussed in Section 3.0, below.

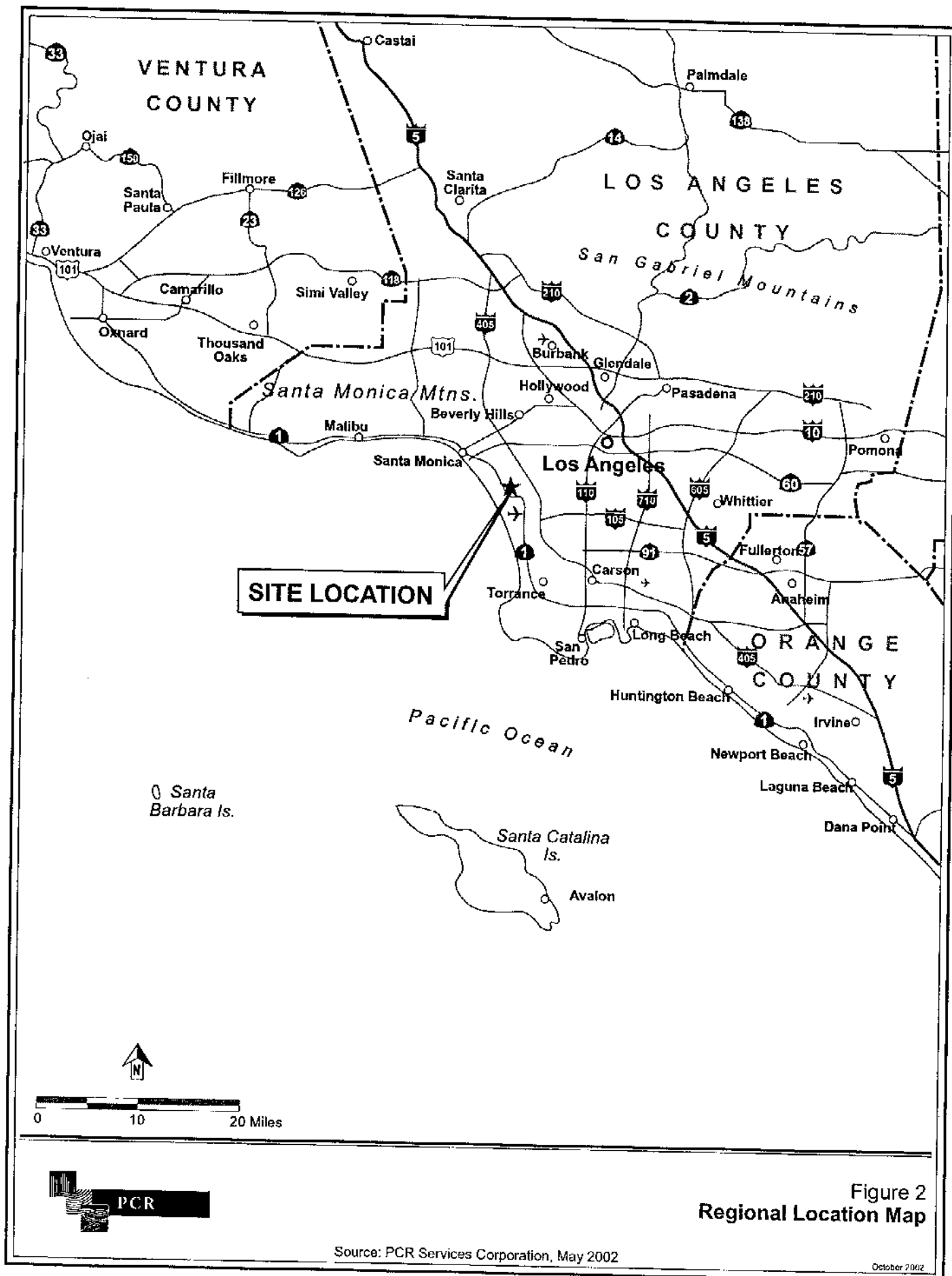
## 2.0 LOCATION AND BOUNDARIES

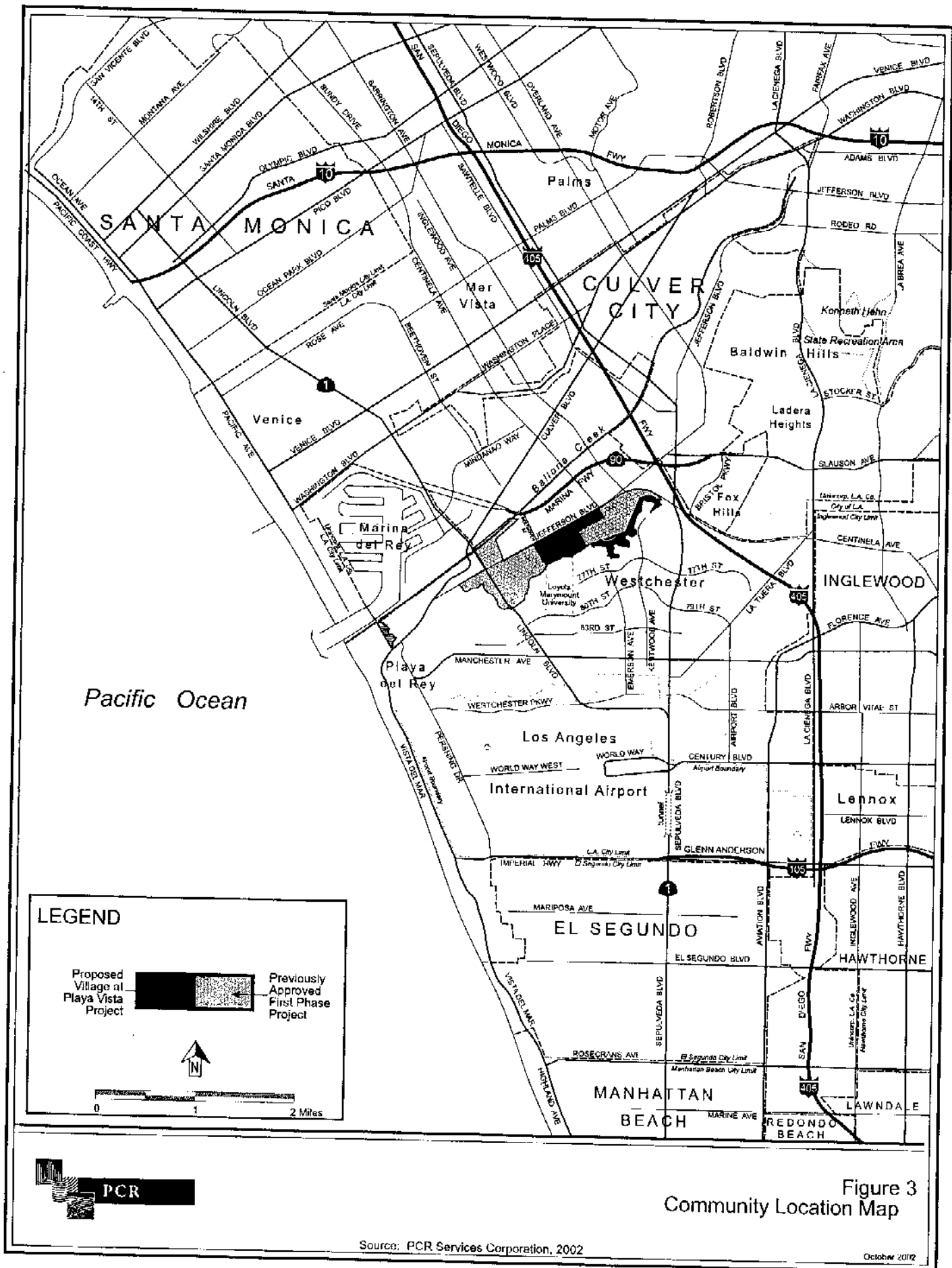
The Proposed Project is comprised of 162.5 acres located within the Westside area of the City of Los Angeles, approximately two miles inland from Santa Monica Bay. The Proposed Project site is bounded to the east and west by the First Phase Project. On the immediate west, currently vacant lands are scheduled for mixed-use development. Further west, First Phase mixed-use development is under construction. On the east, vacant lands and the former Hughes Aircraft Plant site are scheduled for development as The Campus at Playa Vista. The Village at Playa Vista site is bounded on the north by Jefferson Boulevard, with mixed office/commercial/apartment uses across from the Project site. The site is bounded on the south by the Westchester Bluffs that rise approximately 120 feet above the Project site. Loyola Marymount University and the Westchester community lie atop the bluffs.

In a larger context, the Proposed Project is surrounded by the existing City of Los Angeles communities of Westchester on the south, Del Rey to the northeast, Venice/Mar Vista further to the north and Playa del Rey further to the west. The Los Angeles County community of Marina del Rey lies further to the northwest, and the City of Culver City further to the east. Figure 2 through Figure 4 on pages 5 through 7, respectively, further illustrate the Project's relationship to its surrounding communities.

## 3.0 PROJECT DESCRIPTION

The Proposed Village at Playa Vista Project would complete the development of Playa Vista as an integrated, mixed-use, master planned community composed of residential, commercial, recreational, and community-serving uses. It would also include completion of the riparian corridor, a portion of the Freshwater Wetland System, located along the foot of the Westchester Bluffs, and coastal sage scrub restoration within portions of the Westchester Bluffs. The development components are summarized on Table 1 on page 8. Table 2 on page 8 provides a comparison between the currently Proposed Project and the development under the former Maguire-Thomas Master Plan, for which a Notice of Preparation was circulated for public review in 1995 (EIS/EIR 95-0086, State Clearing House No. 1995051011).







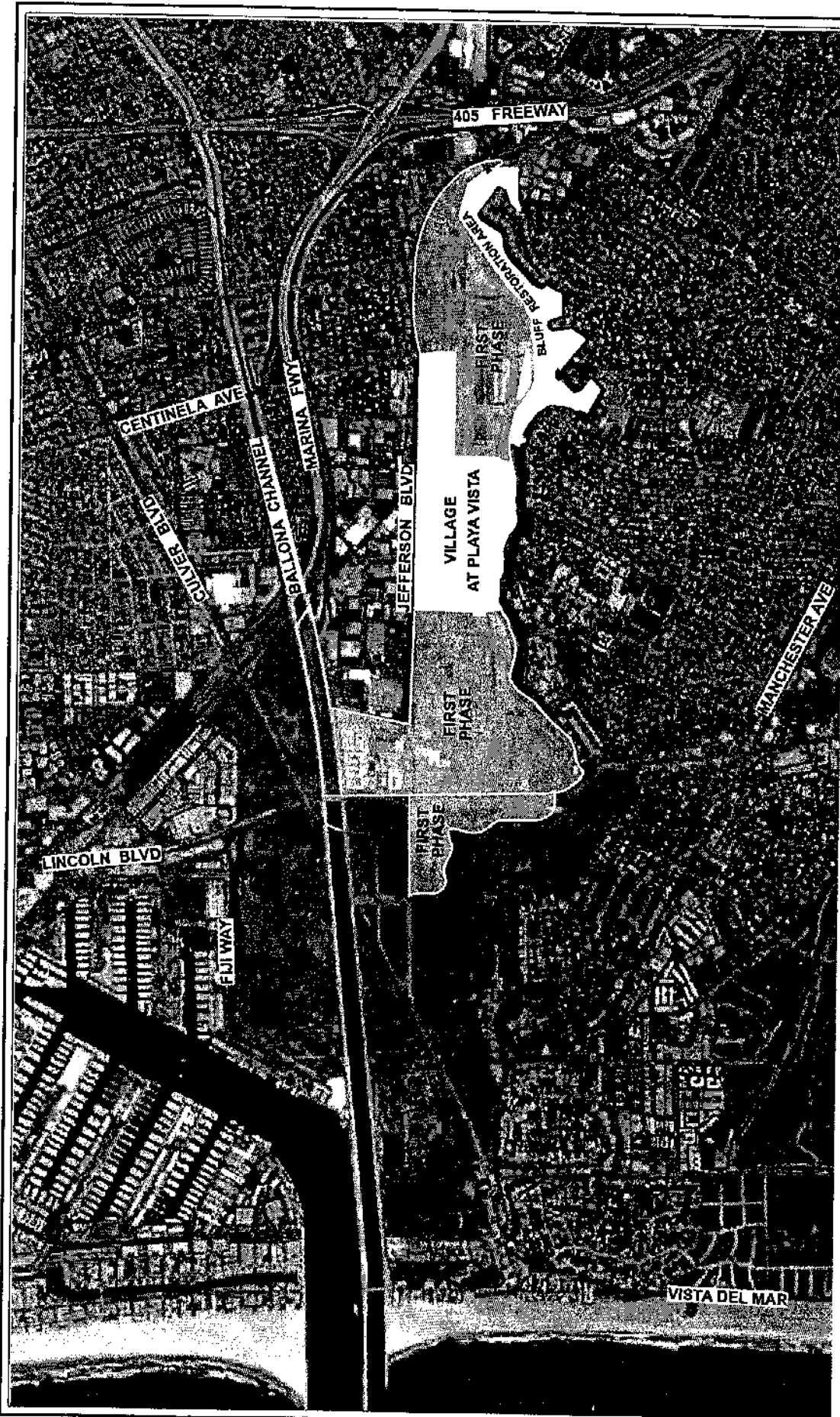


Figure 4  
Aerial Photograph  
of Site Locale

October 2002



**Table 1**  
**PROPOSED PROJECT COMPONENTS**

<u>LAND AREAS</u>	<u>Size (acres)</u>	<u>Total Acreage</u>
Urban Development Area		
Developed Uses	92.4	
Parks	9.3	
Subtotal		101.7
Passive Open Space		
Riparian Corridor <sup>a</sup>	6.7	
Bluffs	53.6	
Other Passive O.S. <sup>b</sup>	0.5	
Subtotal		60.8
<b>Total Area</b>		<b>162.5</b>
<u>LAND USES</u>	<u>Size</u>	
Office	175,000 sq. ft.	
Residential Units <sup>c</sup>	2,600 du	
Retail	150,000 sq. ft.	
Community-Serving	40,000 sq. ft.	

<sup>a</sup> The 6.7 acres of riparian habitat would complete the implementation of a 25-acre riparian corridor along the foot of the Westchester Bluffs, which feeds into the First Phase Freshwater Marsh, thus establishing a 51-acre Freshwater Wetland System.

<sup>b</sup> Passive, landscaped area adjacent to the riparian corridor.

<sup>c</sup> 15% of the housing would be affordable units.

Source: Playa Capital Company, 2002.

**Table 2**  
**COMPARISON OF THE CURRENT PROJECT WITH THE FORMER**  
**MAGUIRE THOMAS DEVELOPMENT<sup>a</sup>**

<u>Land Use</u>	<u>Proposed Village at Playa Vista</u>	<u>Former Maguire-Thomas Master Plan – Equivalent Portion of, Area D</u>	<u>Reduction</u>	<u>Former Maguire-Thomas Master Plan<sup>b</sup></u>	<u>Reduction</u>
Residential	2,600 units	3,431 units	(831)	9,839 units	(7,239)
			-24.3%		-73.6%
Office	175,000 sq. ft.	1,048,050 sq. ft.	(873,050)	2,073,050 sq. ft.	(1,898,090)
			-83.3%		-91.6%
Retail	150,000 sq. ft.	315,000 sq. ft.	(165,000)	560,000 sq. ft.	(410,000)
			-52.4%		-73.2%
Community Serving	40,000 sq. ft.	375,000 sq. ft.	(335,000)	520,000 sq. ft.	(480,000)
			-89.3%		-92.3%
Hotel Rooms	0	300 rooms	(300)	750 rooms	(750)
			-100%		-100%

<sup>a</sup> A Notice of Preparation for an EIS/EIR for the Maguire Thomas Partners development was circulated in 1995 (EIS/EIR 95-0086, State Clearing House No. 1995051011).

<sup>b</sup> Includes development previously proposed for Areas A, B, C and D, exclusive of the First Phase Project. As described above, Area C is no longer proposed for development. Areas A and B, exclusive of the First Phase Freshwater Marsh, are included in the agreement with the Trust for Public Land.

Source: Playa Capital Company, 2002

#### 4.0 PROJECT CONSTRUCTION AND SCHEDULE

The Proposed Project is proposed to be developed over a period of approximately 5.5 years in a number of subphases. Site preparation is expected to begin in the winter of 2004. Larger infrastructure improvements would occur during site preparation, as would implementation of the riparian corridor and bluff restoration. Construction of buildings would occur throughout, with completion of the first buildings estimated to occur in the Winter of 2005 and completion of the last buildings in Summer 2010.

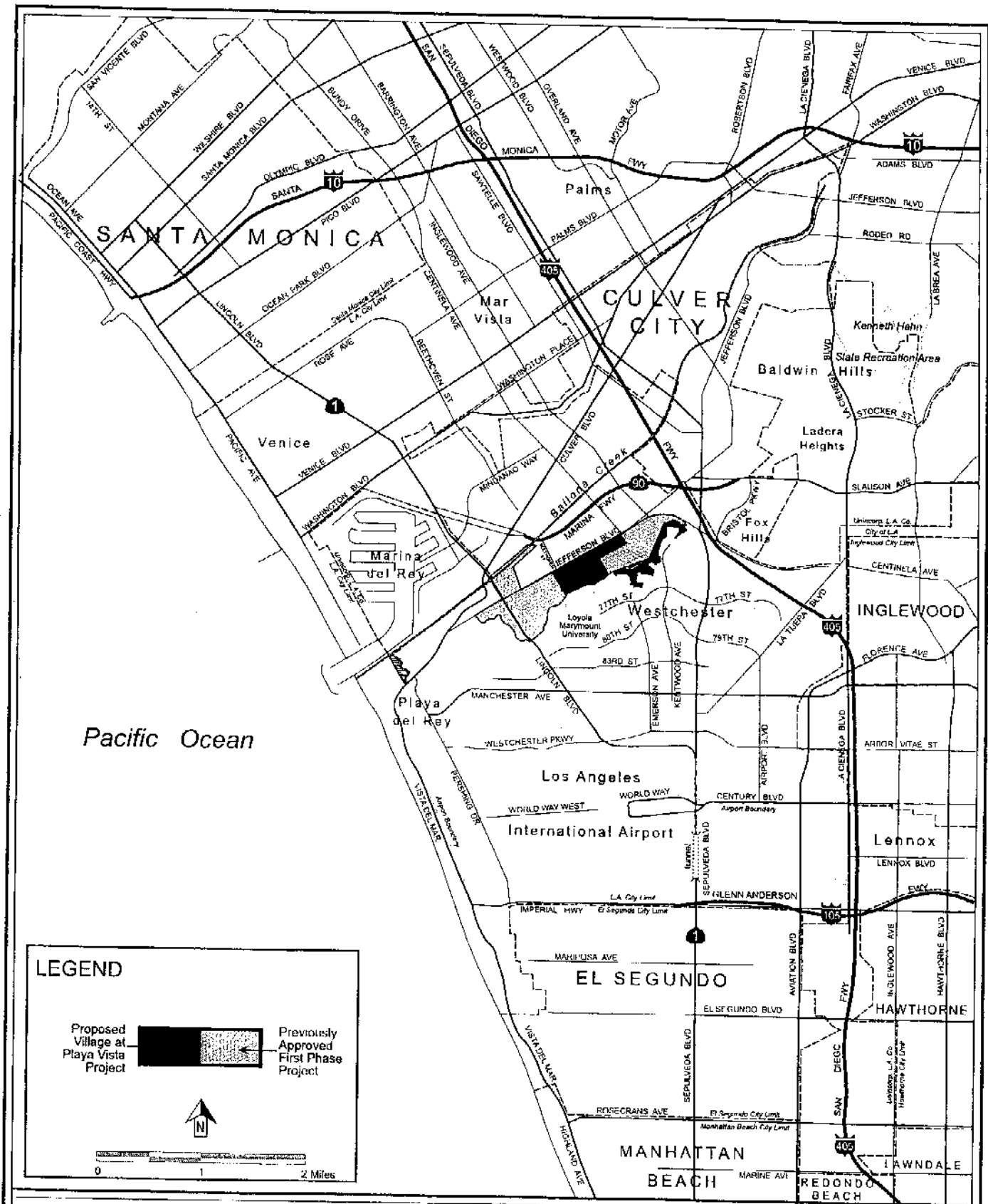
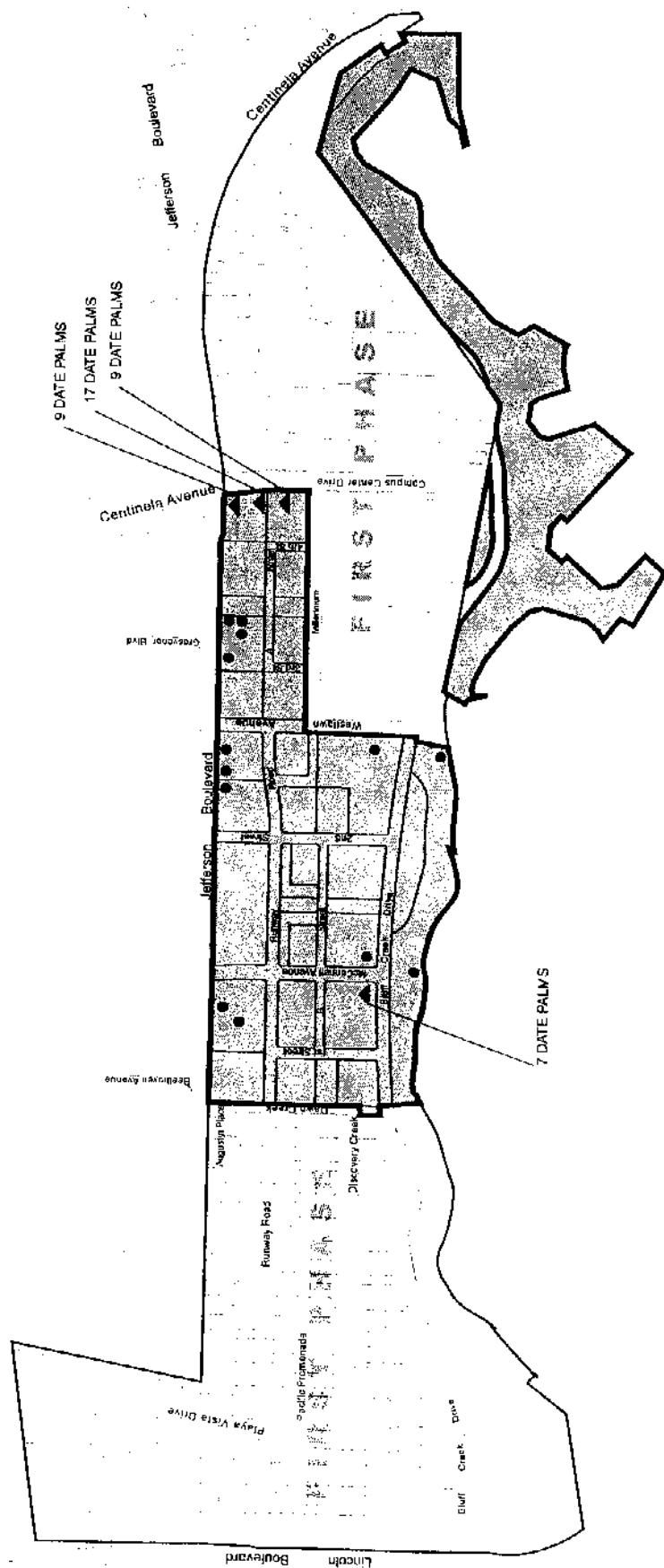


Figure 3  
Community Location Map

Source: PCR Services Corporation, 2002

October 2002



# LEGEND

- INDIVIDUAL TREES OVER 8" DIAMETER (MOSTLY DATE PALMS)

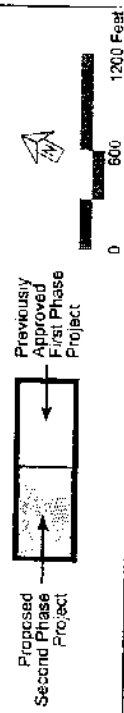


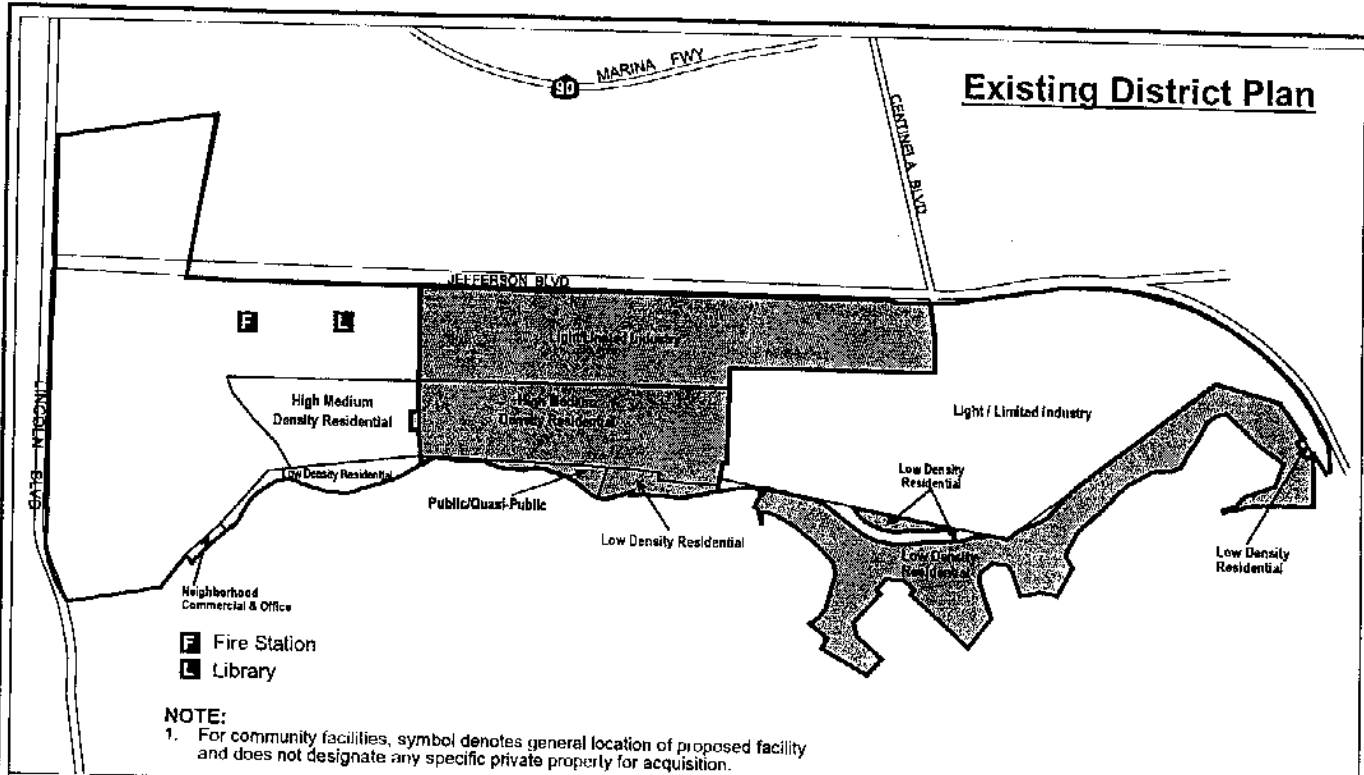
Figure 1  
Location of Existing Trees  
on Project Site

Source: Base map by P. Somas and Associates. Other information by PCR Services Corporation and Playa Capital Company.

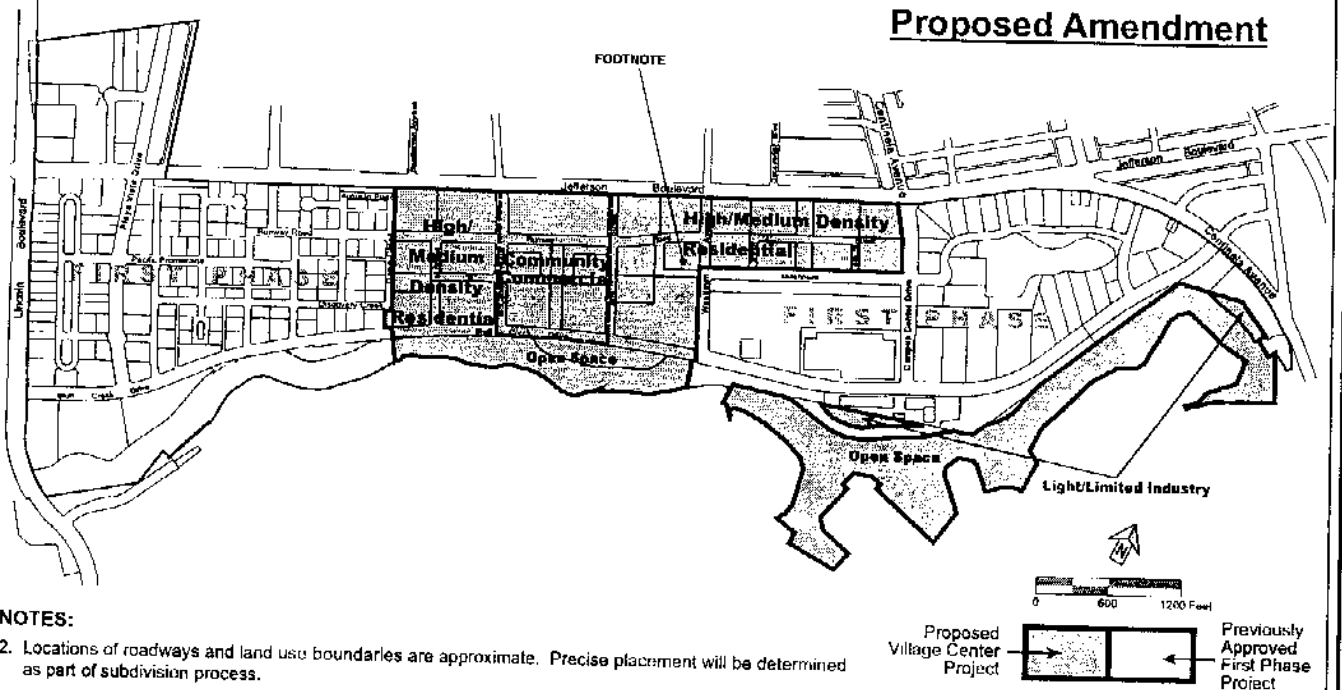
October 2002



## Existing District Plan



## Proposed Amendment



### NOTES:

- Locations of roadways and land use boundaries are approximate. Precise placement will be determined as part of subdivision process.
- Neighborhood and community parks are permitted in all land use categories. The precise number, size and location will be determined as part of the subdivision process.

### FOOTNOTE:

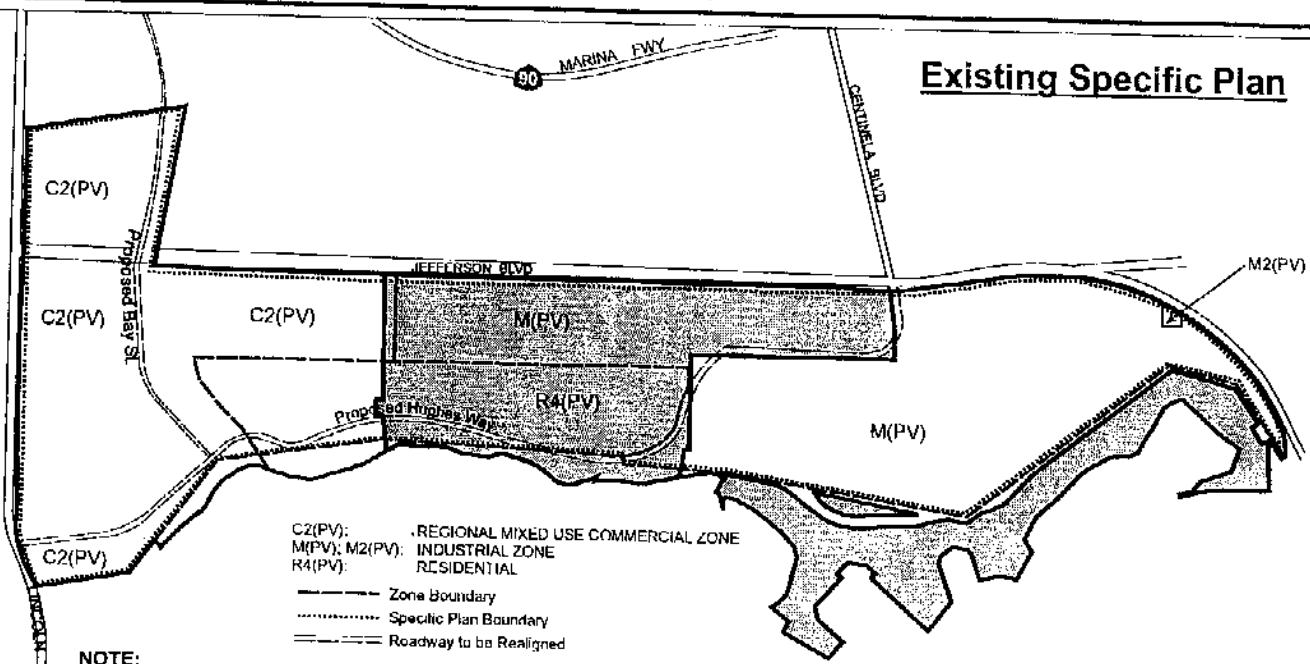
This parcel was included in the First Phase Project and is also included in the Village Center Project for further consideration.



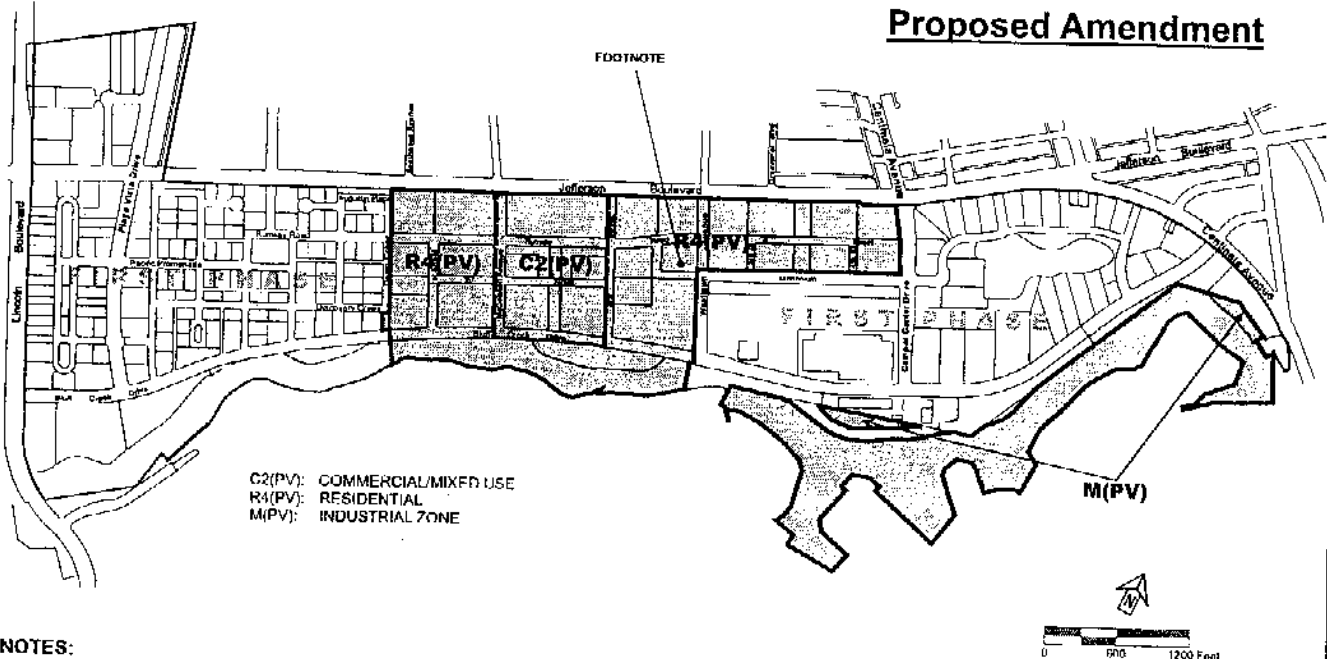
## Comparison of the Existing District Plan and the Proposed Project

Source: PCR Services Corporation, 2002

## Existing Specific Plan



## Proposed Amendment



### NOTES:

- Locations of roadways and land use boundaries are approximate. Precise placement will be determined as part of subdivision process.
- Neighborhood and community parks are permitted in all land use categories. The precise number, size and location will be determined as part of the subdivision process.



### FOOTNOTE:

This parcel was included in the First Phase Project and is also included in the Village Center Project for further consideration.



## Comparison of the Existing Specific Plan and the Proposed Project

Source: PCR Services Corporation

CASE NO. \_\_\_\_\_  
APPLICATION TYPE Vesting Tentative Tract Map  
*(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)*

Street Address of Project \_\_\_\_\_ Zip Code 90094  
 Legal Description: Lot \_\_\_\_\_ Block \_\_\_\_\_ Tract \_\_\_\_\_  
 Lot Dimensions \_\_\_\_\_ Lot Area (sq. ft.) \_\_\_\_\_ Total Project Size (sq. ft.) \_\_\_\_\_

Present Use: Predominantly vacant; several industrial bldgs. on site Proposed Use: Primarily residential mixed-use community

Check all that apply:

<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Change of Use	<input type="checkbox"/> Alterations	<input checked="" type="checkbox"/> Demolition
<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Residential	

Additions to the building:

<input type="checkbox"/> Rear	<input type="checkbox"/> Front	<input type="checkbox"/> Height	<input type="checkbox"/> Side Yard
-------------------------------	--------------------------------	---------------------------------	------------------------------------

Code Section from which relief is requested: \_\_\_\_\_ Code Section which authorizes relief: \_\_\_\_\_

Approval of Vesting Tentative Tract Map \_\_\_\_\_

List related or pending case numbers relating to this site:

[illegible]



**5. OWNER/APPLICANT INFORMATION**

Applicant's Name Playa Capital Company, LLC Company \_\_\_\_\_  
 Address: 12555 W. Jefferson Blvd., Suite 300 Telephone: ( 310 ) 822-0074 Fax: ( 310 ) 827-1073  
Los Angeles, CA Zip: 90066 E-mail: \_\_\_\_\_

Property Owner's Name (if different than applicant) \_\_\_\_\_  
 Address: \_\_\_\_\_ Telephone: ( ) \_\_\_\_\_ Fax: ( ) \_\_\_\_\_  
 \_\_\_\_\_ Zip: \_\_\_\_\_ E-mail: \_\_\_\_\_

Contact Person for project information J. Marc Huffman, Project Manager, Planning & Entitlements  
 Address: 12555 W. Jefferson Blvd., Suite 300 Telephone: ( 310 ) 448-4629 Fax: ( 310 ) 827-1073  
Los Angeles, CA Zip: 90066 E-mail: mhuffman@playavista.com

**6. APPLICANT'S AFFIDAVIT**

Under penalty of perjury the following declarations are made:

- The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
- The information presented is true and correct to the best of my knowledge.

Signature: *Randy Johnson*  
 (Record owner only)

Subscribed and sworn before me this (date): October 28, 2002

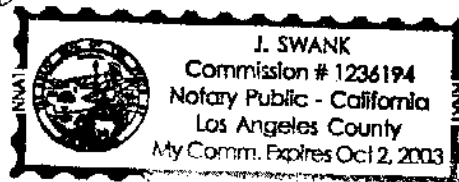
Print: Randy Johnson

In the County of Los Angeles State of California

Date: October 28, 2002

Notary Public *J. Swank*

Stamp:

**7. ADDITIONAL INFORMATION/FINDINGS**

In order for the City to render a determination on your application, additional information may be required. Consult the appropriate "Special Instructions" handout. Provide on an attached sheet(s), this additional information using the hand-out as a guide.

NOTE: All applicants are eligible to request a one time, one-year only freeze on fees charged by various City departments in connection with your project. It is advisable only when this application is deemed complete or upon payment of Building and Safety plan check fees. Please ask staff for details or an application.

**Planning Staff Use Only**

Base Fee	Reviewed and Accepted by	Date
Receipt No.	Deemed Complete by	Date

PERIODIC PLAN REVIEW/MAJOR PLAN REVIEWSCREEN FORM

If a zone change case does not conform with the General Plan and it meets certain criteria, pursuant to Section 11.5.8 of the Los Angeles Municipal Code, it can be accepted as a Periodic Plan Review case (PPR) or a Major Plan Review case (MPR). In certain instances, a determination must be made by Department Management as to whether an application can be accepted and/or which process is appropriate.

All information requested on Side 2 of this form must be completed by the applicant prior to submittal of the Application to the City Planning Commission. The applicant should refer to maps on file at the One Stop Construction Services Center in Room 460-S in City Hall to determine hillside areas, CRA areas, Specific Plan areas, and Open Space areas.

The criteria for screening are listed in Column 1. A threshold is given for each of the criteria in Columns 2 and 3. If the application does not exceed this threshold, mark NO in the space provided. If it does exceed the threshold, mark YES.

Fill in all blanks in Column 2 before proceeding with Column 3. If any YES answers are given for any item in Column 2, further consultation with staff is required to establish the appropriate process for your project. Call Charles Montgomery at 485-3508 to schedule an appointment. Do not proceed any further with the form.

If all answers in Column 2 are NO and any YES answers are given for an item in Column 3 the project requires the Major Plan Review process.

If all answers in both Column 2 and 3 are NO then the project is eligible for the Periodic Plan Review process.

(Over)

CP-7723 (7/90)

## SCREEN FORM (Continued)

(1) CRITERIA (2) ANSWER YES OR NO: (3) ANSWER YES OR NO:

Please refer to the maps on file in Room 460-S to determine hillside areas, CRA areas, Specific Plan areas, Open Space areas.

Any YES answer requires consultation with Batching Section Head prior to filing. A complete plan restudy or other type of planning approval may be required.

Any YES answer requires Major Plan Review. To be eligible for Periodic Plan Review, all answers must be "NO".

IS (DOES) THE PROJECT:

IS (DOES) THE PROJECT:

Project area in acres	200 acres or more	<u>NO</u>	100 acres or more	_____
New dwelling units in project	1,000 units or more	<u>YES</u>	More than 400 units	_____
New non-residential square footage	1,000,000 sq.ft. or more	<u>NO</u>	More than 500,000 sq. ft.	_____
Acreage within "hillside" areas (shown on CP-6112)	50 acres or more	<u>YES</u>	More than 20 acres	_____
Acreage for projects located in whole or in part in a CRA area	50 acres or more	<u>NO</u>	More than 20 acres	_____
Mixed use combining residential and commercial uses	500,000 sq. ft. or more	<u>NO</u>	More than 250,000 sq. ft.	_____
Specific Plans	In a Specific Plan area	<u>YES</u>		
Highway Designation	Require change to Hwy. Desig.	<u>YES</u>		
Change Plan text and/or legend	Require change to text/legend	<u>YES</u>		
Open Space Designation	In an Open Space Area	<u>NO</u>		

CITY OF LOS ANGELES  
DEPARTMENT OF CITY PLANNING  
SUBDIVIDER'S STATEMENT

For Office Use Only  
(1) Case No. \_\_\_\_\_

(5) Date of Filing \_\_\_\_\_

(2) Tract No. \_\_\_\_\_ ☒ Vesting ☐ Tentative

The following information is required by the various City departments; failure to furnish it completely will delay action and result in the issuance of a notice of incomplete application.

(3) Street address of property (per Room 460, City Hall)

PLAYA VISTA - PORTION OF AREA D (N/S/W,E, of) Jefferson  
(circle one)

Map reference location:

(4) Zoning Atlas Book No. \_\_\_\_\_ Page (CWS) \_\_\_\_\_ Grid \_\_\_\_\_  
(6) Census Tract No. 7029 District Map No. 105 B161, 105 B165, 102 B157,  
Thomas Bros. Map: Page No. 672, 702 Grid No. 102 B161, 102 B165, 99B157  
(7) Proposed number of lots 36  
(8) Tract area: 101.7 net acres within tract border; 162.5 gross acres.  
\_\_\_\_\_ net square feet after required dedication.

(9) Tract proposed for:

	(10) Units/ Sq. Ft.	Parking	+	Guest Parking*
Single-Family-(SF)		NA		
Apartments-(APT)			+	
Condominiums-(C)	<u>2600 DU</u>	<u>**</u>	+	
Condominium Conversion (CC)			+	
Commercial-(CM)	<u>325,000 SF</u>	<u>**</u>		
Industrial-(IND)				
Stock Cooperative-(SC)			+	
Commercial Condo Conversion-(CMCC)				
Industrial Condo Conversion-(INDCC)				
Commercial Condominiums-(CMC)				
Industrial Condominiums-(INDC)				
Reversion to Acreage - (RV)				
Other (specify) <u>Community Serv. (O)</u>	<u>40,000 SF</u>	<u>**</u>		

(11) Number/type of units to be demolished NONE

(12) Community Plan area Westchester/Playa del Rey Council District # 11

(13) Community planning designation Housing: \_\_\_\_\_ to \_\_\_\_\_ DU's/GA

Medium & High Density

Industry: Light- Limited

\*multiple dwelling projects only

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(14) The existing zone is C2(PV), M(PV). The proposed zone is C2 (PV), R4 (PV) approved under City Planning Case No. \_\_\_\_\_ on \_\_\_\_\_ by the ( ) City Planning Commission and/or ( ) City Council (CF No. \_\_\_\_\_).

- a. Has the tract map been filed to effectuate a zone change?  
Yes (X) No ( ).
- b. Is a building line/zone boundary adjustment/or a zone change to a more restrictive zone incident to a subdivision being requested?  
Yes (X) No ( ).
- c. Is an application for a zone change to a less restrictive zone incident to a subdivision being concurrently filed?  
Yes (X) No ( ).
- d. Has the property been considered at a public hearing for a Conditional Use (X), Variance (X), Other (specify) Annexation  
Under Case Nos.: CPC 85-273, 20345, 23037/Council File Nos. 85-1160, 85-1975, 85-1976 and 93-1621

(15) Are there any oak trees on this property? Yes ( ) No (X)  
How many? \_\_\_\_\_

If yes, how many are 8 inches or more in diameter? \_\_\_\_\_  
How many absolutely must be removed? \_\_\_\_\_

Are there other trees 12 inches or more in diameter? Yes (X) No ( )

If yes, how many? 55. How many must be removed? 55  
Indicate type and trunk diameter of each tree, and whether the tree is to be retained or removed, on a tree map superimposed on the tentative map (Attach a list, if necessary).

(Notice of incomplete application will be issued if the tree information is not included).

(16) Is proposed tract in a slope stability study (hillside) area?  
Yes ( ) No (X)

In a fault rupture study area? Yes ( ) No (X)

(17) Is subdivision within the vicinity of the Mulholland Scenic Parkway?  
Yes ( ) No (X)

(18) Is proposed tract in a flood hazard area, hillside area, floodway or mudprone area? Yes ( ) No (X)  
Filing requirement: submit the hillside and flood hazard area data sheet.

(19) Are there any existing or formerly used gasoline, oil, gas pipelines or wells within the project site? Yes ( ) No (X). Show all easements on tentative tract map.

(20) Is more than one final map unit proposed? Yes (X) No ( ) If yes, attach a sketch showing each unit or phase.

(21) Tenant information for demolitions and conversions (attach CP-6345).

- 3 -

- (22) Is the project in a horsekeeping (K) district? Yes ( ) No (X)  
Is the project within a plan-designated horsekeeping area? Yes ( ) No (X)  
Is the project in an RA or more restrictive zone? Yes ( ) No (X)

(23) If the tract is for condominium or cooperative conversion purposes, list:

- a. Anticipated range of sales prices N/A  
b. Anticipated sales terms to tenants N/A  
Note: Attach separate sheet, if necessary.  
c. Number of existing parking spaces N/A. A certified parking plan is required for all conversions.

(24) Is a haul route approval being requested at this time? Yes ( ) No (X)

(25) Has a Land Development Counseling Session taken place? Yes ( ) No (X)  
If so, what is LDCC No. \_\_\_\_\_?

(26) Describe your proposal briefly here or on an attached sheet:

See Attachment A

I certify that the statements on this form are true to the best of my knowledge.

Signed \_\_\_\_\_

Date 10/28/2002

Date \_\_\_\_\_

RECORD OWNER(S)

(From Latest Adopted Tax Roll)

SUBDIVIDER

Name Playa Capital Company, LLC  
Address 12555 W. Jefferson Blvd., #300  
City Los Angeles, CA 90066  
Phone (310) 822-0074

Name (Same as Record Owner)  
Address \_\_\_\_\_  
City \_\_\_\_\_  
Phone \_\_\_\_\_

Name \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_  
Phone \_\_\_\_\_

ENGINEER OR LICENSED SURVEYOR

Name \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_  
Phone \_\_\_\_\_

Name \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_  
Phone \_\_\_\_\_

**APPENDIX A-2:**  
**INITIAL STUDY**

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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	CD 11	October 29, 2002

#### RESPONSIBLE AGENCIES

PROJECT TITLE/NO.	CASE NO.
The Village at Playa Vista	ENV-2002-6129

PREVIOUS ACTIONS CASE NO.	<input checked="" type="checkbox"/> DOES have significant changes from previous actions.
EIR No. 90-0200-SUB(C) (CUZ) (CUB) EIR No. 90-0086-(PA) (ZC) (CUB) (SUB)	<input type="checkbox"/> DOES NOT have significant changes from previous actions.

#### PROJECT DESCRIPTION:

See Attachment A

#### ENVIRONMENTAL SETTING:

See Attachment A

#### PROJECT LOCATION

See Attachment A

PLANNING DISTRICT	STATUS:
Westchester Playa del Rey District Plan Playa Vista Area D Specific Plan	<input type="checkbox"/> PRELIMINARY <input type="checkbox"/> PROPOSED _____ June 13, 1974 _____ <input checked="" type="checkbox"/> ADOPTED _____ date

EXISTING ZONING	MAX. DENSITY ZONING	<input type="checkbox"/> DOES CONFORM TO PLAN  <input checked="" type="checkbox"/> DOES NOT CONFORM TO PLAN  <input type="checkbox"/> NO DISTRICT PLAN
M(PV), M2(PV) Industrial R4(PV) Residential	60 DU/gross acre	
PLANNED LAND USE & ZONE	MAX. DENSITY PLAN	
Light/Limited Industry High Medium Density Housing Low Density Housing	60 DU/gross acre	
SURROUNDING LAND USES	PROJECT DENSITY	
See Attachment A	See Attachment A	





## 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.

  
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

"Earlier Analysis," cross referenced).

- 5) Earlier analysis must be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR, or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:
- 1) Earlier Analysis Used. Identify and state where they are available for review.
  - 2) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - 3) Mitigation Measures. For effects that are "Less Than Significant With Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated
- 7) Supporting Information Sources: A sources list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whichever format is selected.
- 9) The explanation of each issue should identify:
- 1) The significance criteria or threshold, if any, used to evaluate each question; and
  - 2) The mitigation measure identified, if any, to reduce the impact to less than significance.

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### ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

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

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



**BACKGROUND**

<b>PROPONENT NAME</b>	<b>PHONE NUMBER</b>
Playa Capital Company LLC	(310) 822-0074
<b>PROPONENT ADDRESS</b>	
12555 Jefferson Boulevard, Suite 300, Los Angeles, CA 90066	
<b>AGENCY REQUIRING CHECKLIST</b>	<b>DATE SUBMITTED</b>
City Planning Department	
<b>PROPOSAL NAME (If Applicable)</b>	
The Village at Playa Vista	



## ENVIRONMENTAL IMPACTS

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

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>I. AESTHETICS.</b> 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, or other locally recognized desirable aesthetic natural feature within a city-designated 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"/>
<b>II. AGRICULTURAL RESOURCES.</b> In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict the existing zoning for agricultural use, or a Williamson Act Contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>III. AIR QUALITY.</b> The significance criteria established by the South Coast Air Quality Management District (SCAQMD) may be relied upon to make the following determinations. Would the project result in:				
a. Conflict with or obstruct implementation of the SCAQMD or Congestion Management Plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the air basin is non-attainment (ozone, carbon monoxide, & PM 10) under an applicable federal or state ambient air quality standard?	<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"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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 modification, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations by the California Department of Fish and Game or U.S. Fish and Wildlife Service ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in the City or regional plans, policies, regulations by the California Department of Fish and Game or U.S. Fish and Wildlife Service ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh vernal pool, coastal, etc.) Through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance (e.g., oak trees or California walnut woodlands)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 significance of a historical resource as defined in State CEQA §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in significance of an archaeological resource pursuant to State CEQA §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

a. Exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving :

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potential result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**VII. HAZARDS AND HAZARDOUS MATERIALS.** Would the project:

a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for the people residing or working in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

**VIII. HYDROLOGY AND WATER QUALITY.** Would the proposal result in:

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 with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned land uses for which permits have been granted)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in an manner which would result in flooding on- or off site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Otherwise substantially degrade water quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Place housing within a 100-year flood plain as mapped on federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Place within a 100-year flood plain structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Expose people or structures to a significant risk of loss, 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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**X. MINERAL RESOURCES.** Would the project:

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?                                 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

- |   |                                     |                          |                                     |                          |
|---|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Exposure of persons to or generation of noise in level in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| b. Exposure of people to or generation of excessive groundborne vibration or groundborne noise levels?  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| e. For a project located within an airport land use plan or, where such a plan has not been adopted, within 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |

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

- |  |                                     |                          |                          |                                     |
|--|-------------------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Induce substantial population growth in an area either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <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"/> |

**XIII. PUBLIC SERVICES.** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

- |                       |                                     |                          |                          |                          |
|-----------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a. Fire protection?   | <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	Potentially Significant Unless 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 governmental services (including roads)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### **XIV. RECREATION.**

a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<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"/>

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

a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to ratio capacity on roads, or congestion at intersections)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<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 type="checkbox"/>	<input checked="" type="checkbox"/>
d. Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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. Result in inadequate parking capacity?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Have sufficient water supplies available to serve the project from existing entitlements and resource, or are new or expanded	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Does the project have environmental effects which cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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

PREPARED BY	<i>Sue Chang</i>	TITLE	<i>City Planner</i>	TELEPHONE #	DATE <i>10/29/02</i>
				<i>(203) 978-1397</i>	

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## EXPLANATION OF CHECKLIST DETERMINATIONS

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### **I. AESTHETICS.** *Would the Project:*

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

**Potentially Significant Impact.** Available scenic vistas across and over the project site are limited to a viewline of the Westchester Bluffs (a scenic resource), from Jefferson Boulevard (a public thoroughfare). Proposed development would alter the views of the bluffs. A potentially significant view impact could occur, and the issue should be addressed further in an EIR.

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

**No Impact.** The Proposed Project site does not lie along a scenic highway. The nearest scenic highway lies approximately  $\frac{3}{4}$  miles to the west. That highway is designated in regard to visual coastal resources and the Ballona wetlands west of Lincoln Boulevard. No scenic resources occur on the Proposed Project site, and none are apparent for travelers along the scenic highway. No further analysis is required.

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

**Potentially Significant Impact.** The Proposed Project would replace an open space area with urban development, thus substantially altering the appearance of the site. From the north, the site is easily viewed by travelers along Jefferson Boulevard. Occupants in existing apartments, office/commercial uses along Jefferson Boulevard, and some more distant elevated areas also view, or have views over the Proposed Project site. From the south, the site is easily viewed from the edge of the adjacent bluff top by residents and population associated with the Loyola Marymount University. A potentially significant impact could occur if the Project does not include design features that avoid an appearance of degradation. The issue should be addressed further in an EIR.

**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 would include new sources of lighting, typical of that in urban/suburban areas. Appropriate measures to control lighting effects are required. A potentially significant impact could occur without such measures. The issue should be addressed further in an EIR.

**II. AGRICULTURAL RESOURCES.** *In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California agricultural land evaluation and site assessment model (1997) prepared by the California department of conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the Project:*

- a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?**
- b. Conflict the existing zoning for agricultural use, or a Williamson Act Contract?**
- c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?**

**Items a., b. and c. No Impact.** The Proposed Project site is a former industrial site and contains no agricultural resources. The Project site is an isolated pocket of land lying within an urbanized setting. The land is currently zoned for light industrial and high/medium density residential uses. Urban development currently exists to the south and north of the Project site. Lands to the east and west are currently under construction and/or planned for urban development. No agricultural resources have been mapped under the cited agricultural programs. No impacts would occur to an existing agricultural resource. No further analysis is required.

**III. AIR QUALITY.** *The significance criteria established by the south coast air quality management district (SCAQMD) may be relied upon to make the following determinations. Would the project result in:*

- a. Conflict with or obstruct implementation of the SCAQMD or Congestion Management Plan?**
- b. 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 air basin is non-attainment (ozone, carbon monoxide, & PM 10) under an applicable federal or state ambient air quality standard?**
- d. Expose sensitive receptors to substantial pollutant concentrations?**

**Items a., b., c. and d. Potentially Significant Impact.** The Proposed Project is located in the South Coast Air Basin, which is a “non-attainment” area for ozone, carbon monoxide and PM<sub>10</sub>. At the same time, the Project would allow a maximum development of 2,600 dwelling units, 175,000 sq.ft. of office space, 150,000 sq.ft. of retail space, and 40,000 sq.ft. of community-serving uses. Such development would require a considerable amount of construction and attract a new population to the Project site. Such activities would result in an increase in air emissions of non-attainment pollutants. As NOC and ROx are precursor pollutants in the creation of ozone, these pollutants are also of interest. Increased pollutants would contribute to the level of regional emissions and could potentially affect nearby sensitive receptor locations (e.g. residences and schools located in the vicinity of the Project site). Impacts on air quality are potentially significant. These issues should be addressed further in an EIR.

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

**Less Than Significant Impact.** The proposed uses (residential, retail, office, and community serving) are not uses associated with the generation of objectionable odor. Furthermore, they are not included in the SCAQMD’s list of “Land Uses Associated with Odor Complaints” (Figure 5-5, CEQA Air Quality Handbook). Therefore, impacts would be less than significant. No further analysis is required.

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

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

**Items a. and b. Potentially Significant Impact.** The portion of the Proposed Project site designated for urban development is of a cleared/graded nature with pockets of non-native, ruderal vegetation. Other portions of the Project site, including those containing coastal sage scrub along the southern edge of the site, are proposed for restoration/enhancement and/or establishment of riparian habitat. These Project activities would be positive impacts on biotic resources. No special status species have been recently observed on the Project site. Notwithstanding, construction of the Project would disturb wildlife on the site. Long term operations of the Project would introduce new population, domestic pets, lighting and non-native species to the Project site; all of which could have impacts on wildlife. Further, mitigation would be required to reduce potential impacts, and ensure successful implementation of the proposed habitat improvements to the Project site. Therefore the impacts on habitat should be considered potentially significant. This issue should be addressed further in an EIR.

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

**No Impact.** There are approximately 0.7 acres of wetlands located within the Proposed Project area. Alteration to wetlands on the Proposed Project site have been addressed in United States Army Corps of Engineers Permit Number 90-426-EV for the fill of wetlands.. Pursuant to this permit, these wetlands may be filled for development located within the Proposed Project area. No further analysis 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.** No significant wildlife movement corridors or nursery sites are known to occur within the Proposed Project site. Notwithstanding, this issue would be addressed further in an EIR, as described under Items IV.a. and IV.b., above.

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

**No Impact.** There are no resources on the Proposed Project site that are subject to protection under local policies or ordinances. No further analysis is required.

- 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 Proposed Project site does not fall within the boundaries of an adopted conservation plan. No further analysis is required.

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

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

**No Impact.** Two existing buildings on the Project site are components of the former Hughes Plant site. These buildings have been determined to be non-contributors to the Hughes Industrial Historic District, adjacent to the Proposed Project site. The Proposed Project includes no development within the boundaries of the Historic District, or the transition zone adjacent to the structures within the Historic District. Development within the District will occur pursuant to a Historic Resources Treatment Plan for the Playa Vista First Phase Project. (Previous site surveys did not discover historical resources within the Proposed Project site.) No impacts to historic resources are anticipated; however, some sub-surface artifacts could be present. Per item V.b below, potential impacts on cultural resources should be addressed further in an EIR. Historic resources would be addressed in an EIR, as a component of the broader classification of Cultural Resources.



- b. Cause a substantial adverse change in significance of an archaeological resource pursuant to State CEQA §15064.5?**
- c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**
- d. Disturb any human remains, including those interred outside of formal cemeteries?**

**Items b., c. and d. Potentially Significant Impacts.** Cultural sites considered eligible for listing on the National Register occur within the Project site and its vicinity. Geologic formations similar to those on the Project sites have also revealed paleontologic resources. Proposed development could cover and/or destroy potential resources, unless properly mitigated. Impacts could be potentially significant and should be addressed further in an EIR.

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

- a. Cause exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving :**
  - i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.**
  - ii. Strong seismic ground shaking?**
  - iii. Seismic-related ground failure, including liquefaction?**

**Items i., ii. and iii. Potentially Significant Impact.** The Proposed Project site is not located within a City of Los Angeles Fault Rupture Studies Zone or within an Alquist-Priolo Special Studies Zone. However, the Proposed Project site is located in southern California, which is a seismically active region. Several major faults traverse the Los Angeles Basin, and several are located within the vicinity of the Project site. The risks to people or structures from rupture of a fault, ground shaking, and ground failure (including liquefaction) would be the same for the Proposed Project site as for almost any other location in the region. As such, impacts related to fault rupture, ground shaking, and ground failure should be considered potentially significant and analyzed further in an EIR.

**iv. Landslides?**

**Potentially Significant Impact.** The southern portion of the Proposed Project site is located in an area with landslide potential (from failure of the Westchester Bluffs). Slope repair is occurring within the First Phase Project site, and if necessary may be required to continue into the Proposed Project site. Impacts related to landslides should be considered potentially significant and analyzed further in an EIR.

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

**Potentially Significant Impact.** The Proposed Project would involve grading for roadways and building pads, which would remove vegetation and expose substantial amounts of topsoil; consequently, the potential exists for substantial soil erosion. Therefore, erosion impacts should be considered potentially significant and analyzed further in an EIR.

**c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potential result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?**

**Potentially Significant Impact.** The specific geologic conditions at the Proposed Project site could potentially result in on- or off-site unstable geologic units or soils. As such, risks associated with unstable soils should be considered potentially significant and analyzed further in an EIR.

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

**Potentially Significant Impact.** Alluvial soils characterize the shallow geology of much of the Proposed Project site, which have shrink-swell potential (i.e., they exhibit expansive properties when exposed to water). Consequently, impacts associated with expansive soils should be considered potentially significant and analyzed further in an EIR.

**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 Proposed Project would connect to the existing sewer system, and would not incorporate use of septic systems into Project development. No impacts related to septic systems or alternative wastewater disposal systems are anticipated, and no further analysis is required.

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**VII. HAZARDS AND HAZARDOUS MATERIALS.** *Would the project:*

- a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?**

**Less Than Significant Impact.** The Proposed Project would involve residential, commercial, community-serving, and mixed-use land uses, which typically do not generate or handle large amounts of hazardous materials. Furthermore, compliance with all regulations would preclude a significant impact from the transport, use or deposit of hazardous materials. Thus, impacts would be considered less than significant, and no further analysis is required.

- 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.** Previous soil gas sampling analyses have concluded that methane and other soil gases naturally occur in soils at the Proposed Project site. Impacts should be considered potentially significant and analyzed further in an 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?**

**Potentially Significant Impact.** Existing or proposed schools exist, or could exist, within ¼ mile of the Proposed Project site. Impacts could be potentially significant and should be addressed further in an EIR.

- d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?**

**Potentially Significant Impact.** The Proposed Project site contains sites formerly used for industrial applications. These sites are listed and are known to contain various hazardous materials in soil and groundwater. Consequently, impacts from listed hazardous materials sites should be considered potentially significant and analyzed further in an 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?**

**Less Than Significant Impact.** The Proposed Project site is located less than two miles north of Los Angeles International Airport. The Proposed Project is not expected to affect, or be affected by, aircraft/airport operations. Therefore, impacts associated with the airport would be less than significant. No further analysis is required.

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

**Potentially Significant Impact.** There are no private airstrips in the vicinity of the Proposed Project site. However, there are heliports on and adjacent to the Project site. As such, impacts should be considered potentially significant and analyzed further in an EIR.

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

**Less Than Significant Impact.** The Proposed Project would not impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan. Impacts to emergency response and evacuation plans would be less than significant and no further analysis is required.

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

**No Impact.** The Proposed Project site is located within a highly urbanized area of the City of Los Angeles, with little vegetation or fuel materials in the vicinity with the potential to cause significant wildland fires. No substantial areas of brush or wooded areas exist in close proximity to the Proposed Project site. Therefore, no impacts from wildland fires are anticipated to occur and no further analysis is required.

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**VIII. HYDROLOGY AND WATER QUALITY.** *Would the proposal result in:***a. Violate any water quality standards or waste discharge requirements?**

**Potentially Significant Impact.** Urban runoff associated with the construction and operation of the Proposed Project would have the potential to violate water quality standards or waste discharge requirements. As such, a potentially significant impact could occur, and the issues should be analyzed further in an EIR.

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

**Potentially Significant Impact.** Construction and operation of the Proposed Project would increase urban runoff and impervious surfaces that could adversely affect local groundwater resources. Impacts to groundwater supplies should be considered potentially significant and analyzed further in an 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?****d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off site?**

**Items c. and d. Potentially Significant Impact.** The Proposed Project would alter the drainage pattern of the site. Erosion/siltation and flooding impacts, both on- and off-site, could be potentially significant and these issues should be addressed further in an EIR.

**e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?**

**Potentially Significant Impact.** The Proposed Project would add impermeable surfaces over most of the site; consequently, the Project could result in additional sources of polluted runoff. Impacts should be considered potentially significant and analyzed further in an EIR.

**f. Otherwise substantially degrade water quality?**

**Potentially Significant Impact.** Urban runoff associated with the construction and operation of the Proposed Project could result in water quality degradation. This impact would be potentially significant and should be analyzed further in an EIR.

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

**Items g., h. and i. No Impact.** Although the Proposed Project site is located in proximity to a 100-year floodplain, the Project would not place housing within such a flood hazard area. Additionally, no dams or levees with the potential to result in substantial flooding on-site exist in the vicinity of the Proposed Project site. No impacts are expected and no further analysis is required.

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

**Potentially Significant Impact.** No large water bodies with the potential to experience seiche effects (e.g., reservoirs, lakes) exist in proximity to the Proposed Project site. The Project site is located approximately two miles inland from the Pacific Ocean. Proposed Project elevations would be higher than areas subject to tsunami. However, the existing site elevations lie within a range (7 feet above mean sea level) that could be affected by tsunami. Additionally, the site is located adjacent to the Westchester Bluffs, that may have the potential to be the source of mudflows. As such, impacts from seiche, tsunami, and mudflows could be potentially significant and should be analyzed further in an EIR.

**IX. LAND USE AND PLANNING. *Would the project:*****a. Physically divide an established community?**

**No Impact.** The Proposed Project site is an infill development located between the eastern and western portions of the Playa Vista First Phase Project. The Proposed Project has been designed to complete the Playa Vista development, with a continuity of design and uses.

The Proposed Project includes new roadways that would enhance linkages between itself and all portions of the First Phase Project. Uses to the north and south of the Project site lie within distinct, non-connected neighborhoods. They are separated by approximately 0.5 miles of horizontal distance; and the uses to the south, atop the Westchester Bluffs, are elevated above the uses to the north by approximately 120 feet. Therefore, the Proposed Project would not divide an existing community and would not have a related impact. No further analysis is required.

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

**Potentially Significant Impact.** The Proposed Project includes amendments to existing general and specific plans that are applicable to the Project site. The proposed amendments would alter the anticipated uses from those included in the existing plans. Therefore, impacts should be considered potentially significant and addressed further in an EIR.

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

**No Impact.** The Proposed Project site does not lie within any habitat conservation plan or natural community conservation plan. Therefore, no impacts on such a plan are anticipated. No further analysis is required.

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

**a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?**

**b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?**

**Items a. and b. No Impact.** The Proposed Project site does not contain any significant mineral resources, as delineated in any applicable land use plan. There would be no impacts on mineral resources and no further analysis is required.

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

- a. Exposure of persons to or generation of noise in level in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?**
- b. Exposure of people to or generation of excessive groundborne vibration or groundborne noise levels?**
- c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?**
- d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?**

**Items a., b., c. and d. Potentially Significant Impact.** The Proposed Project consists of the development of 2,600 dwelling units, 175,000 sq.ft. of office space, 150,000 sq.ft. of retail space, and 40,000 sq.ft. of community-serving uses. Such development would require a considerable amount of construction, attract a new population to the Project site and increase traffic volumes on local roads. Such activities have the potential to generate short-term construction noise impacts and increase ambient noise levels on a long-term basis. Such impacts should be considered potentially significant and analyzed further in an 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?**

**Less Than Significant Impact.** The Los Angeles International Airport (LAX) lies approximately two miles to the south of the Proposed Project. This airport is addressed in the Los Angeles County Airport Land Use Plan (LACALUP), prepared by the Department of Regional Planning (Adopted December 19, 1991). The LACALUP has created a noise boundary around LAX, using a 65 Community Noise Equivalent Level (CNEL), whereby land uses including residential, educational, commercial, industrial, agricultural and recreational uses would be significantly impacted. As illustrated in the LACALUP, the Proposed Project site lies approximately 0.75 miles north of the 65 CNEL boundary. Therefore, noise impacts associated with the airport would be less than significant. No further analysis is required.



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

**Potentially Significant Impact.** There are no private airstrips in the vicinity of the Project site. However, there are heliports on and adjacent to the Second Phase site. Impacts from helicopter noise may be potentially significant, and should be analyzed further in an EIR.

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

**a. Induce substantial population growth in an area either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?**

**Potentially Significant Impact.** The Proposed Project would attract a substantial amount of new population to the Project site. Therefore, the impacts on population and housing would be considered potentially significant. This issue should be analyzed further in an EIR.

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

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

**Items b. and c. No Impact.** The Proposed development would not require the displacement of an existing site population, Therefore, no relocation impacts would occur. No further analysis is required.

**XIII. PUBLIC SERVICES.** *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:*

**a. Fire protection?**

**b. Police protection?**

**c. Schools?**

**d. Parks?****e. Other governmental services (including roads)?**

**Items a., b., c., d., and e. Potentially Significant Impact.** The Proposed Project consists of the development of 2,600 dwelling units, 175,000 sq.ft. of office space, 150,000 sq.ft. of retail space, and 40,000 sq.ft. of community-serving uses. Such development would attract a considerable amount of new population to the Project site. This population would increase the demand for public services to meet the needs of the new population, including: sufficient police and fire facility capacity to meet Project needs within recommended distances; sufficient classroom space for new students residing within the Project site; and sufficient park space to accommodate the new site population. In addition to the services listed, the Project would also generate additional demand on the need for library facilities. Existing library facilities may or may not be sufficient to accommodate the additional population. Until studied further, the new population generated by the Proposed Project should be considered a potentially significant impact on the delivery of public services. Potential impacts on these public services should be addressed further in an EIR. Further, as described in Section XV below, the Proposed Project will generate a considerable amount of new traffic. The analysis of those impacts may indicate a need to alter/improve roadways in the Project area as mitigation for the Project's traffic impacts. Any such alterations to the roadway systems should also be analyzed in the recommended EIR.

**XIV. RECREATION.****a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?**

**Potentially Significant Impact.** The Proposed Project would allow a maximum development of 2,600 dwelling units adding a considerable amount of new residential development to the area. New development would contribute to the demand for park space, and could potentially cause a significant impact on recreation facilities. This issue should be analyzed further, and may be analyzed in conjunction with the analysis of park space, per Item XIII.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.** The Proposed Project includes approximately 9.3 acres of park space located at several locations throughout the Project site. Construction of this park

space should be considered an integral component of the Project. The analyses of potentially significant impacts in the recommended EIR should consider the new parks as a component of the Project.

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

- a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to ratio capacity on roads, or congestion at intersections)?**
- b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?**

**Items a. and b. Potentially Significant Impact.** The Proposed Project would require a considerable amount of construction and attract a new population to the Project site. These activities would cause substantial increases in traffic, affecting road capacities, congestion and City and County-congestion-management standards. The traffic impacts of the Proposed Project should be considered potentially significant. All traffic issues should be addressed further in an 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?**

**No Impact.** The Proposed Project includes no uses that would affect air traffic patterns. Height limits within the Project are well below those permitted under FAA regulations. The Proposed Project is located approximately 1.5 miles north of the Runway Protection Zone (RPZ) associated with the Los Angeles International Airport ("Los Angeles County Airport Land Use Plan," Prepared by the Department of Regional Planning, Adopted December 19, 1991). There would be no Project impacts on air traffic patterns. No further analysis is required.

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

**Less Than Significant Impact.** The Proposed Project's design would be subject to approval regarding standard roadway configurations. The roadways adjacent to the Project site are links in an urban roadway network. They contain no sharp curves or dangerous intersections. The Project's uses are similar to other urban uses in the area. Impacts regarding local roadway hazards would be less than significant. No further analysis is required.

**e. Result in inadequate emergency access?**

**Potentially Significant Impact.** As described in items XV.a. and XV.b. above, the Project would add a considerable amount of new population to the Project site, and to the surrounding roadways. Therefore, impacts on emergency access should be considered potentially significant. This issue should be analyzed further in an EIR.

**f. Result in inadequate parking capacity?**

**Potentially Significant Impact.** As described in items XV.a and XV.b above, the Proposed Project would generate a considerable number of new vehicle trips, and a resultant need for parking at the Project site. Impacts related to parking should be considered potentially significant. This issue should be analyzed further in an EIR.

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

**Potentially Significant Impact.** As described in items XV.a and XV.b above, the Proposed Project would generate a considerable number of vehicular trips. Potential impacts could be reduced through compliance with policies, plans and/or programs supporting alternative transportation. The Proposed Project would be affected by a number transportation plans under the jurisdiction of the City of Los Angeles as well as the Los Angeles County Congestion Management Program, the Regional Mobility Plan of the Southern California Association of Governments and the Caltrans Statewide Transportation Improvement Program. Due to the large amount of trips that would be generated by the Proposed Project, impacts regarding the appropriate application of such policies to this Project should be considered potentially significant. This issue should be addressed further in an EIR.

**XVI. UTILITIES.** *Would the project:***a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?**

**Potentially Significant Impact.** Wastewater generated by the Proposed Project would be treated at the Hyperion Treatment Plant, which may experience a peak month treatment capacity shortfall by 2010 if treatment capacity is not expanded. As such, the Proposed Project's contribution to system-wide wastewater treatment demand could result in exceedance of the wastewater treatment requirements of the Los Angeles Regional Water Quality Control Board.

Consequently, the Proposed Project could result in a potentially significant impact, and should be analyzed further in an 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.** The wastewater treatment provider for the Proposed Project would be the City of Los Angeles' Hyperion Treatment System, which is anticipated to experience a peak-month treatment capacity shortfall by 2010, unless planned expansion of one of the three treatment plants in the system occurs prior to that time. As such, any project in the Hyperion service area would contribute to an overall peak month treatment shortfall. Inasmuch as the Proposed Project would contribute wastewater flows to the wastewater treatment system, it could require expansion of City wastewater treatment facilities. This impact would be considered potentially significant and further analysis in an EIR is required.

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

**Potentially Significant Impact.** The Proposed Project could require construction of new stormwater facilities, and the construction of such infrastructure could result in significant environmental effects. Impacts would be considered potentially significant and further analysis in an EIR is required.

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

**Potentially Significant Impact.** The water treatment provider for the Proposed Project would be the Los Angeles Department of Water and Power. The Proposed Project would consume substantial amounts of potable and recycled water. Consequently, impacts to water supplies could be potentially significant and should be addressed further in an EIR.

**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.** As discussed in b) above, a projected peak-month treatment capacity shortfall within the Hyperion Treatment System would occur by 2010 if

planned plant expansions are not completed. Accordingly, a potentially significant impact could occur relative to wastewater treatment capacity, and further analysis in an EIR is required.

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

**Potentially Significant Impact.** The Proposed Project would contribute solid waste to regional landfills. A regional Class III (municipal solid waste) disposal capacity shortfall is anticipated to occur as early as 2006. Therefore, this impact should be considered potentially significant and analyzed further in an EIR.

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

**Less Than Significant Impact.** The Proposed Project would comply with all applicable statutes and regulations related to solid waste. Impacts with regard to solid waste regulations would be less than significant and no further analysis is required.

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

**a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?**

**Potentially Significant Impact.** As described above, the Project site includes a potential to degrade the environment and/or effect wildlife habitat, and/or affect cultural resources. As described above, these issues should be addressed further in an EIR.

**b. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects).**

**Potentially Significant Impact.** There are located within the vicinity of the Proposed Project site other past, current and/or probable future projects whose development would contribute with the Proposed Project to potential significant cumulative impacts. Thus,

cumulative impacts should be addressed in the EIR, for topics where the Proposed Project would contribute to the impact.

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

**Potentially Significant Impact.** As described above, the Proposed Project poses potentially significant impacts with regard to safety and risk of upset. Therefore, impacts on human beings should be considered potentially significant. As described above, this issue should be addressed further in an EIR.

**APPENDIX A-3:**

**NOTICE OF PREPARATION (NOP)**

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DEPARTMENT OF  
CITY PLANNING  
200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801  
CITY PLANNING COMMISSION

—  
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# CITY OF LOS ANGELES CALIFORNIA



JAMES K. HAHN  
MAYOR

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## NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT

AND

## NOTICE OF PUBLIC SCOPING MEETING / OPEN HOUSE

**EIR Case No.:** ENV-2002-6129-EIR

**PROJECT NAME:** The Village at Playa Vista

**PROJECT DESCRIPTION:** A 162.5-acre site with approximately 101.7 acres for development and approximately 60.8 acres of passive open space. Proposed uses include 2,600 dwelling units, 175,000 sq.ft. of office space, 150,000 sq.ft. of retail space, and 40,000 sq.ft. of community-serving uses. The Project also includes 9.3 acres of parks, 6.7 acres of riparian habitat, and 53.6 acres of bluff face/habitat restoration. Refer to Attachment A for further discussion.

**PROJECT LOCATION:** West Los Angeles, approximately two miles inland of the Santa Monica Bay. South side of Jefferson Boulevard, below the Westchester Bluffs, lying roughly between Beethoven Street on the west and Centinela and Westlawn Avenues on the east. See Attachment A for further discussion.

**PLANNING AREA:** Westchester-Playa del Rey

**COUNCIL DISTRICT:** 11

**DUE DATE FOR COMMENTS:** January 14, 2003

**AREAS OF POSSIBLE ENVIRONMENTAL IMPACT:** Aesthetics/Views, Air Quality, Biological Resources, Cultural/Historical Resources, Earth(Geology/Soils), Water Resources(Hydrology/Water Quality), Land Use/Planning, Noise, Population/Housing/Employment, Public Services (Fire, Police, Schools, Libraries, Parks/Recreation), Transportation (Traffic and Circulation, Parking, Bicycle Plan), Utilities/Energy Conservation, Light and Glare, Natural Resources, Safety/Risk of Upset, Mandatory Findings of Significance.



**REQUEST FOR COMMENTS:** The enclosed materials describe a proposed land development project and suggest possible environmental impacts of the project, which lies in an area that has been determined to be of interest to yourself and/or the organization you represent. An Environmental Impact Report (EIR) is to be prepared for this Project by this office. We welcome all comments on the possible environmental impacts of the Proposed Project so that we can take them into consideration in the preparation of the EIR. All comments should be in writing and must be submitted to this office by **January 14, 2003**.

**NOTICE OF PUBLIC SCOPING MEETING:** On December 12, 2002 an informational open house and a public scoping meeting will be held to receive public testimony regarding the appropriate scope and content of the environmental information to be included in the Draft Environmental Impact Report. Oral and/or written comments may be submitted at the public scoping meeting. Since the time may be limited for speakers, written comments summarizing oral testimonies are highly recommended. No decisions on the Project will be made at the scoping meeting. A separate public hearing notice will be given at a later date for discretionary actions required for the project. The scoping meeting will be held at:

Location : Furama Hotel  
8601 Lincoln Boulevard  
Westchester, CA 90045  
(310) 670-8111

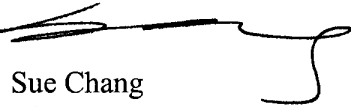
Time :	Open House:	Public Scoping Meeting:
	2:00 p.m. - 3:00 p.m.	3:00 p.m. - 5:00 p.m.
	5:00 p.m. - 6:00 p.m.	6:00 p.m. - 7:00 p.m.

Date : December 12, 2002, Thursday

Please direct your responses to:

Ms. Sue Chang  
City of Los Angeles  
Department of City Planning  
200 North Spring Street, Room 720  
Los Angeles, CA 90012

Con Howe  
Director of Planning

  
Sue Chang  
City Planner

Enclosures

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## ATTACHMENT A PROJECT LOCATION AND DESCRIPTION

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### 1.0 HISTORY AND EVOLUTION OF THE VILLAGE AT PLAYA VISTA PROJECT

The currently proposed Village at Playa Vista (the “Proposed Project”) reflects a project design that has evolved over the past two decades. Starting in the mid-1980s, the Summa Corporation (the property owner at that time), envisioned Playa Vista to be a regional, commercial and industrial center on a 1,086-acre property (the former “Playa Vista Planning Area”). This development was approved by local and state jurisdictions in 1985 and was to occur throughout the four sub-areas of the former Planning Area, known as Playa Vista Areas A, B, C and D. See Figure 1 on page 2.

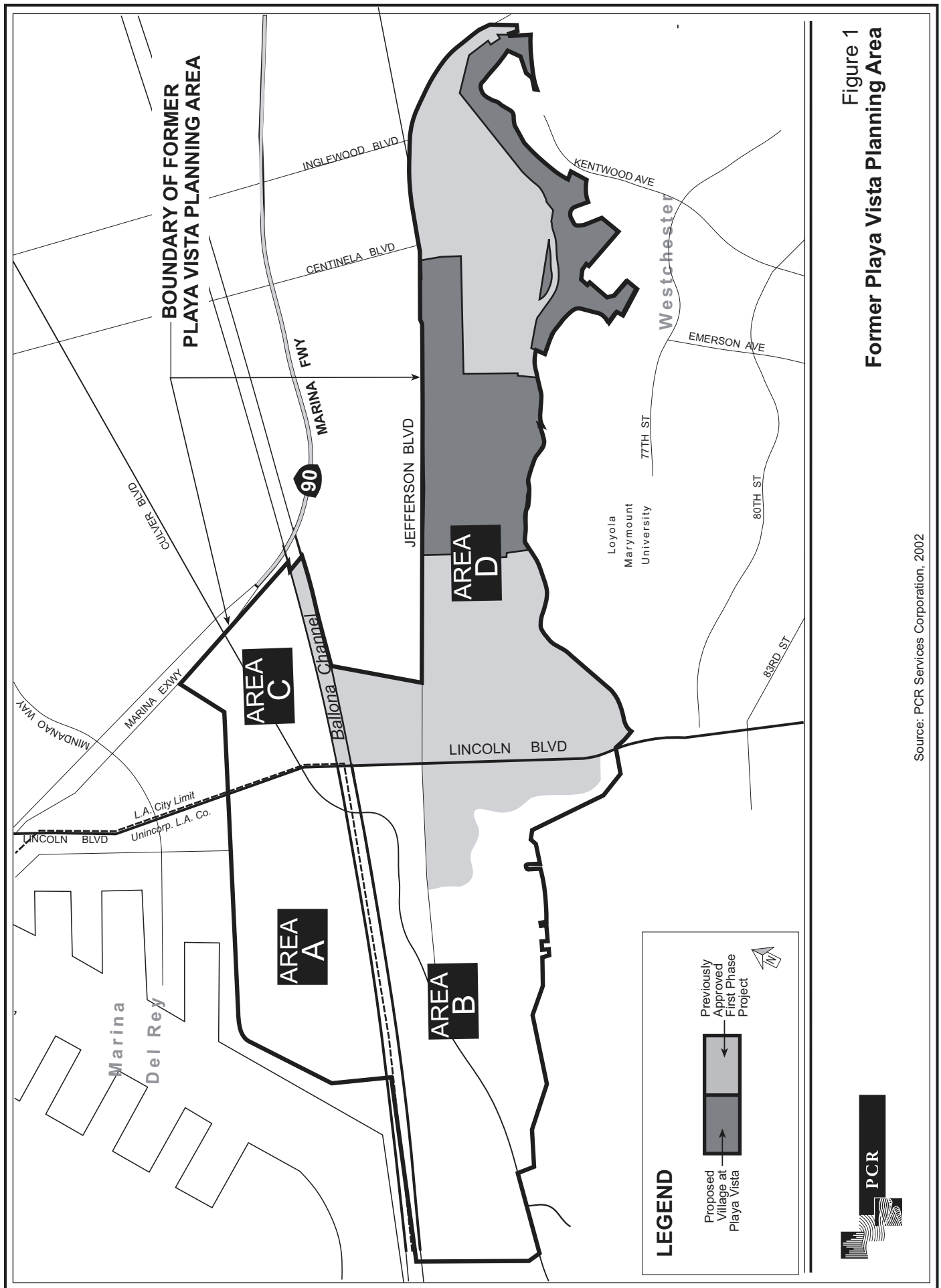
In 1989, Maguire Thomas Partners – Playa Vista (MTP) acquired a controlling interest in Playa Vista, and downsized the Project and reshaped the fundamental elements and vision of the new Master Plan. The downsized project envisioned the development of an integrated mixed-use community with a total of 13,085 housing units, 5,280,000 sq.ft. of office uses, 595,000 sq. ft. of retail area, 750 hotel rooms, 640,000 sq. ft. of community serving uses, and habitat restoration and creation resulting in 126 acres of active open space and 383 acres of passive open space. This plan was documented in the Playa Vista Master Plan Draft Program EIR (EIR No. 90-0200).

In 1993, the first phase of this plan (the Playa Vista First Phase Project) was approved for mixed-use development within portions of Area D, and for a freshwater marsh in Area B. In 1995, the First Phase Project was amended to include development of the Playa Vista Entertainment, Media and Technology District at the eastern end of Area D.<sup>1</sup> The First Phase Project approval included a total of 3,246 housing units, 3,206,950 sq.ft. of office and studio related uses, 35,000 sq.ft. of retail, 120,000 sq.ft. of community serving, 36.6 acres of active and 80 acres of passive open space with 35 acres of a freshwater marsh.

Also in 1995, the City circulated a Notice of Preparation for a Project EIR that included the remainder of the MTP Master Plan (EIS/EIR 95-0086, State Clearing House No. 1995051011). That Project involved development and restoration activities within the 723 acres remaining within the Playa Vista Property (in Areas A, B, C and D). The Project envisioned at that time consisted of a total of 9,839 housing units, 2,073,050 sq. ft. of office uses, 560,000 sq. ft. of retail, 750 hotel rooms, 520,000 sq. ft. of community serving uses, a 700-slip marina, and habitat restoration including saltmarsh restoration, bluff restoration, and completion of the Freshwater Wetland System. As a result of the events outlined below, this proposal is no longer being pursued.

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<sup>1</sup> The First Phase Project was approved under VTTM 49104 and TTM 52092.



In 1997, Playa Capital Company, LLC (PCC) acquired the Playa Vista Project and continued to explore options for the implementation of further Playa Vista development. In response to the City Council's February 2001 resolution advocating the preservation of the Playa Vista parcels lying west of Lincoln Boulevard as open space, and similar positions taken by various interest groups, PCC stated its willingness to sell these parcels to a public entity if an equitable price could be agreed upon and adequate funding sources identified. The Trust for Public Land (TPL) Bargain Sale Option Agreement was entered into between Playa Capital and TPL in August 2001 granting to TPL an exclusive option to acquire for or on behalf of the State of California the parcels previously planned for development in the area formerly known as Playa Vista Areas A and B. The area subject to the option was subsequently expanded to include the balance of Area B other than the Freshwater Marsh and other acreage that Playa Capital is already obligated to convey to the state.

The current Proposed Project is defined in anticipation that TPL or the State will acquire the land formerly known as Playa Vista Area A and Area B (other than a 58-acre parcel comprised of the Freshwater Marsh and adjoining acreage that PCC is already obligated to convey to the State independent of the TPL transaction). This would place all such lands in public ownership and long term open space preservation. As a result, the Proposed Project greatly reduces the proposed scale of the Playa Vista development by limiting development to the remaining portion of Area D, adjacent to the First Phase Project. In so doing, all of Area B (other than the Freshwater Marsh), and all of Area A and Area C (as discussed below) are no longer part of the Playa Vista Project. Thus, other than the freshwater marsh in Area B and potential traffic mitigation measures affecting Lincoln, Culver and Jefferson Boulevards, no Playa Vista development will occur west of Lincoln Boulevard or north of the Ballona Channel.

The land formerly known as Playa Vista Area C lies to the east of Lincoln Boulevard, north of the Ballona Channel. Area C is currently held in trust by U.S. Trust Company of California for the benefit of the State. Playa Capital's option rights regarding Area C have expired and Playa Capital is no longer under obligation to entitle Area C for urban uses for the benefit of the State of California. As a consequence, Area C is no longer a part of the Proposed Project.

Based on this series of events, the Proposed Project area is now defined as shown in Figure 1 on page 2. The Proposed Project scales back the area proposed for urban development to approximately 100 acres of the 162.5-acre Project area. This 100-acre urban development area is 265 acres smaller in size than the approximately 365-acre urban development area proposed as part of the 1993 Playa Vista Master Plan. Development of the Proposed Project would occur between the east and west ends of the First Phase Project, and would complete the development of Playa Vista Area D as an integrated, mixed-use, master planned community composed of residential, commercial, recreation, habitat and community-serving uses. In addition to the reduction in the land area proposed for development, the Proposed Project would

also substantially reduce the intensity and amount of development proposed within the project area compared to the former Maguire-Thomas Master Plan as discussed in Section 3.0, below.

## **2.0 LOCATION AND BOUNDARIES**

The Proposed Project is comprised of 162.5 acres located within the Westside area of the City of Los Angeles, approximately two miles inland from Santa Monica Bay. The Proposed Project site is bounded to the east and west by the First Phase Project. On the immediate west, currently vacant lands are scheduled for mixed-use development. Further west, First Phase mixed-use development is under construction. On the east, vacant lands and the former Hughes Aircraft Plant site are scheduled for development as The Campus at Playa Vista. The Village at Playa Vista site is bounded on the north by Jefferson Boulevard, with mixed office/commercial/apartment uses across from the Project site. The site is bounded on the south by the Westchester Bluffs that rise approximately 120 feet above the Project site. Loyola Marymount University and the Westchester community lie atop the bluffs.

In a larger context, the Proposed Project is surrounded by the existing City of Los Angeles communities of Westchester on the south, Del Rey to the northeast, Venice/Mar Vista further to the north and Playa del Rey further to the west. The Los Angeles County community of Marina del Rey lies further to the northwest, and the City of Culver City further to the east. Figure 2 through Figure 4 on pages 5 through 7, respectively, further illustrate the Project's relationship to its surrounding communities.

## **3.0 PROJECT DESCRIPTION**

The Proposed Village at Playa Vista Project would complete the development of Playa Vista as an integrated, mixed-use, master planned community composed of residential, commercial, recreational, and community-serving uses. It would also include completion of the riparian corridor, a portion of the Freshwater Wetland System, located along the foot of the Westchester Bluffs, and coastal sage scrub restoration within portions of the Westchester Bluffs. The development components are summarized on Table 1 on page 8. Table 2 on page 8 provides a comparison between the currently Proposed Project and the development proposed for the same Project area under the former Maguire-Thomas Master Plan. This Maguire-Thomas development was a component of the project for which a Notice of Preparation was circulated for public review in 1995 (EIS/EIR 95-0086, State Clearing House No. 1995051011).

The implementation of these Project components would occur via amendments to the Westchester/Playa del Rey Community Plan, the existing Playa Vista Area D Specific Plan, and/or implementation of a new Village at Playa Vista Specific Plan, accompanied with appropriate zone changes. In addition, a Vesting Tentative Tract Map and/or Development Agreement may be requested, as well as various other discretionary approvals as the City may find necessary to implement the Project.



Figure 2  
Regional Location Map

Source: PCR Services Corporation, May 2002

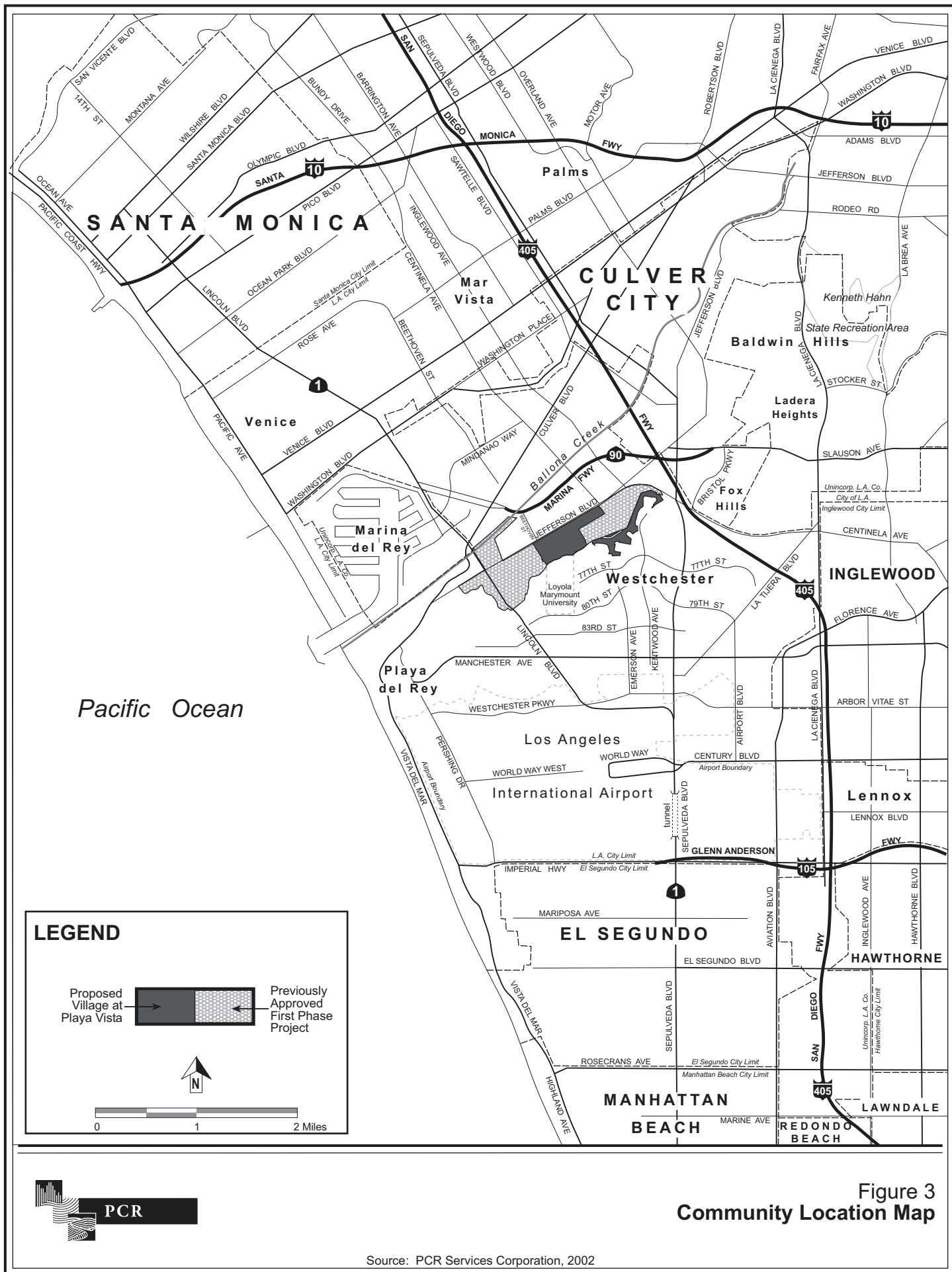






Figure 4  
Aerial Photograph  
of Site Locale



**Table 1**  
**PROPOSED PROJECT COMPONENTS**

<b><u>LAND AREAS</u></b>	<b><u>Size (acres)</u></b>	<b><u>Total Acreage</u></b>
Urban Development Area		
Developed Uses	92.4	
Parks	9.3	
<b>Subtotal</b>		101.7
Passive Open Space		
Riparian Corridor <sup>a</sup>	6.7	
Bluffs	53.6	
Other Passive O.S. <sup>b</sup>	0.5	
<b>Subtotal</b>		<u>60.8</u>
<b>Total Area</b>		162.5
<b><u>LAND USES</u></b>	<b><u>Size</u></b>	
Office	175,000 sq.ft.	
Residential Units <sup>c</sup>	2,600 du	
Retail	150,000 sq.ft.	
Community-Serving	40,000 sq.ft.	

<sup>a</sup> The 6.7 acres of riparian habitat would complete the implementation of a 25-acre riparian corridor along the foot of the Westchester Bluffs, which feeds into the First Phase Freshwater Marsh, thus establishing a 51-acre Freshwater Wetland System.

<sup>b</sup> Passive, landscaped area adjacent to the riparian corridor.

<sup>c</sup> 15% of the housing would be affordable units.

Source: Playa Capital Company, 2002.

**Table 2**  
**COMPARISON OF THE PROPOSED PROJECT WITH THE EQUIVALENT PORTION OF**  
**THE FORMER MAGUIRE THOMAS MASTER PLAN<sup>a</sup>**

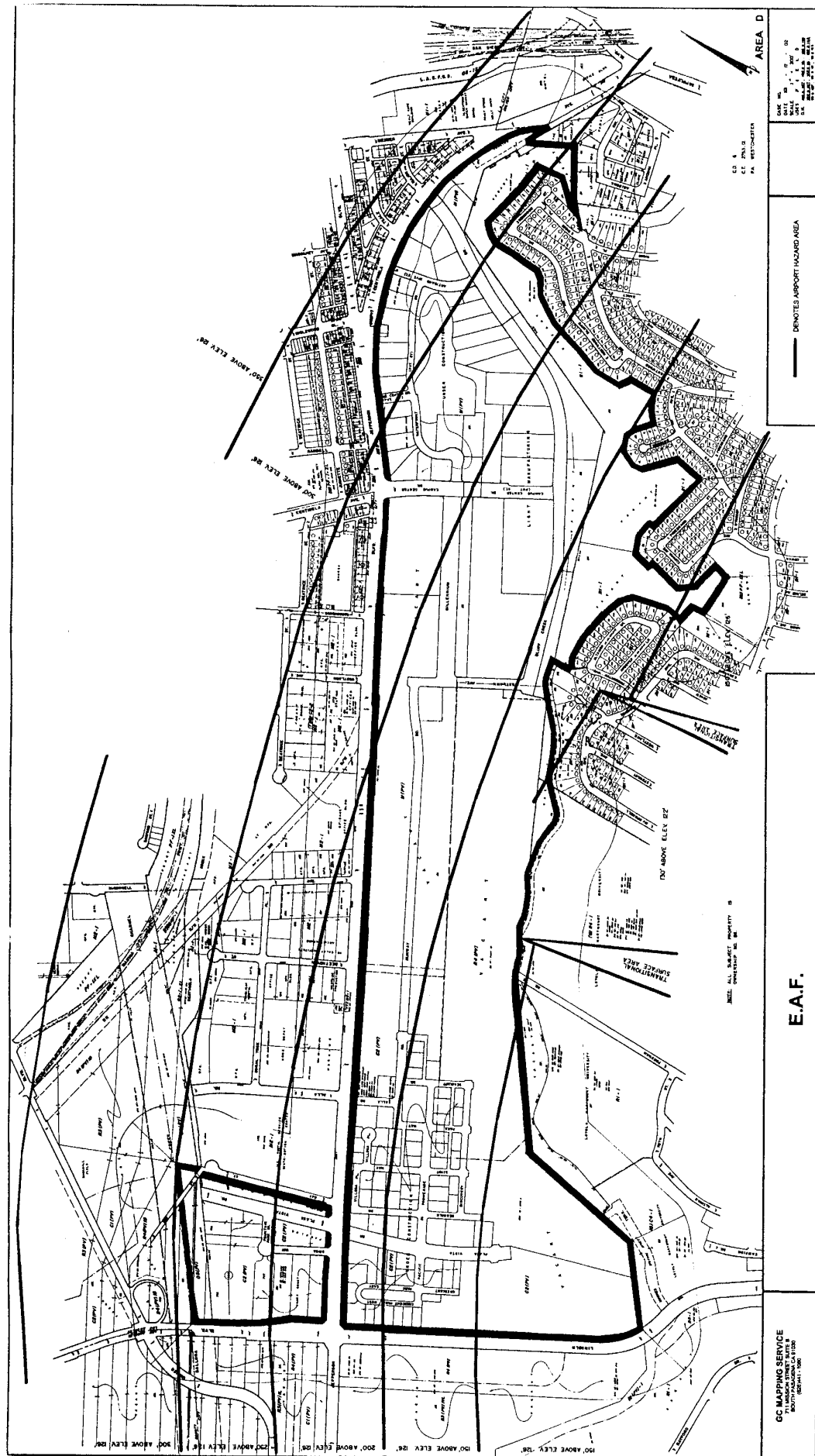
<b><u>Land Use</u></b>	<b><u>Proposed Village at</u></b> <b><u>Playa Vista</u></b>	<b><u>Former Maguire-</u></b> <b><u>Thomas Master Plan</u></b> <b><u>– Equivalent Portion</u></b> <b><u>of Area D<sup>a</sup></u></b>	<b><u>Reduction</u></b>
Residential	2,600 units	3,431 units	(831) -24.3%
Office	175,000 sq.ft.	1,048,050 sq.ft.	(873,050) -83.3%
Retail	150,000 sq.ft.	315,000 sq.ft.	(165,000) -52.4%
Community Serving	40,000 sq.ft.	375,000 sq.ft.	(335,000) -89.3%
Hotel Rooms	0	300 rooms	(300) -100%

<sup>a</sup> A Notice of Preparation for an EIS/EIR for the Maguire Thomas Partners development was circulated in 1995 (EIS/EIR 95-0086, State Clearing House No. 1995051011).

Source: Playa Capital Company, 2002

#### **4.0 PROJECT CONSTRUCTION AND SCHEDULE**

The Proposed Project is proposed to be developed over a period of approximately 5.5 years in a number of subphases. Site preparation is expected to begin in the winter of 2004. Larger infrastructure improvements would occur during site preparation, as would implementation of the riparian corridor and bluff restoration. Construction of buildings would occur throughout, with completion of the first buildings estimated to occur in the Winter of 2005 and completion of the last buildings in Summer 2010.



**Note:** Properties within 500 feet of the boundary shown on this map were used for public notification purposes. The boundaries of the Proposed Project are documented on Figures 1, 3 and 4 in Attachment A of the Notice of Preparation.