III. ENVIRONMENTAL SETTING

A. OVERVIEW OF ENVIRONMENTAL SETTING

Project Location

The approximate 2-acre Project Site is located at the southeast corner of Wilshire Boulevard and Vermont Avenue in the Wilshire Community Plan Area (CPA) of the City of Los Angeles. The Project Site is generally bounded by Wilshire Boulevard to the north, Vermont Avenue to the west, two multi-family residential buildings at 661 and 673 Shatto Place and surface parking uses to the south (on the same block), and Shatto Place to the east (see Figure II-1, Regional and Vicinity Map). Regional access is provided to the Project Site by the Hollywood Freeway (US-101) located 1.1 miles to the north, the Harbor Freeway (SR 110) located 1.9 miles to the east, and the Santa Monica Freeway (I-10) located 1.65 miles to the south.

Existing Land Uses

The Project Site is developed with approximately 54,000 sf of existing commercial floor area within one- to three-story buildings fronting Wilshire Boulevard and Vermont Avenue which occupy approximately half of the Project Site. Asphalt surface parking lots occupy the remainder of the Project Site. Like most of the properties in the Wilshire CPA, the Project Site exhibits little topographic relief with no slopes or hillsides in the immediate project area. The only existing landscaping on the Project Site includes approximately 23 trees within the parking areas. There are an additional 17 street trees lining the Project Site along the Wilshire Boulevard, Shatto Place, and Vermont Avenue street frontages. Photographs of the Project Site, taken by CAJA staff on November 17 and December 22, 2005, are provided in Figures III-2 and III-3 on pages III-3 and III-4. An aerial photograph with the location and view orientation for each of the selected views is depicted in Figure III-1 on page III-2.

The existing building on the Project Site fronting Wilshire Boulevard provides retail shops on the first floor, including a jeweler, computer store, print shop, clothing store, postal center/bank, and several vacant storefronts. On the second floor, the building houses professional offices that provide law, insurance, chiropractic, tax, travel, dental, acupuncture, and computing services, as well as several vacant offices. The existing building on the Project Site that fronts Vermont Avenue provides a middle-eastern food mart, Korean restaurant, and seafood restaurant. The existing buildings on the Project Site were reportedly constructed between 1923 and 1925. Figure III-2, View 1 shows the existing one- to three-story retail and office uses on the northwest corner Project Site. Figure III-2, View 2 shows the existing restaurant uses that line Vermont Avenue on the west portion of the Project Site.

As discussed previously, the remainder of the Project Site is occupied with 133 surface parking spaces that serve the existing on-site commercial uses. There are approximately 67 parking spaces in the lot located at the southeast lot at the corner of Wilshire Boulevard and Shatto Place; 32 spaces at the vacant lot located at 655 Shatto Place, and 34 spaces in the south lot fronting Vermont Avenue.

Figure III-1, Photo Location Map

Figure III-2, Views of the Project Site

Figure III-3, Views of the Project Site

Surrounding Land Uses

The Project Site is centrally located in the City of Los Angeles in the Wilshire CPA, which occupies a strip of land approximately 2.5 miles long and six miles wide, generally centered along Wilshire Boulevard. Within the Wilshire CPA, the Project Site is located in the Wilshire Center subarea, which includes an approximately 100-acre corridor along Wilshire Boulevard between Vermont Avenue and Hoover Street. Wilshire Center is characterized by a variety of mid- to high-rise office buildings, large hotels, regional shopping complexes, churches, entertainment centers, and both high-rise and low-rise apartment buildings, and the Metropolitan Transportation Authority (MTA) Red Line Wilshire/ Vermont Station, located at the northeast corner of Vermont Avenue and Wilshire Boulevard, immediately north of the Project Site, across Wilshire Boulevard. Photographs of the corridors and land uses surrounding the Project Site are provided in Figures III-4 through III-10 on pages III-6 through III-12.

The Project Site comprises approximately the northern half of the block bounded by Wilshire Boulevard to the north, Shatto Place to the east, 7th Street to the south, and Vermont Avenue to the east. Properties on the blocks surrounding the Project Site to the north, west, and east, and within the same block to the south generally provide commercial (e.g., retail, office, restaurant, and gas station), multi-family residential, transit-oriented, institutional, and parking uses.

The Project Site's southern boundary abuts three- to four-story multi-family residential buildings, surface parking, and a commercial strip mall providing primarily retail and restaurant uses, which occupy the southern portion of the same block as the Project Site. These uses are followed by 7th Street to the south. Land uses and characteristics of the major corridors surrounding the Project Site are discussed below.

Wilshire Boulevard Corridor

Wilshire Boulevard, which provides the northern boundary of the Project Site, provides medium- to high-rise office buildings with ground-floor retail uses. Wilshire Boulevard also provides some high-rise apartment buildings in the project vicinity. Figure III-4, Views 5 and 6 show the surrounding high-rise commercial development located along the Wilshire Boulevard corridor to the west and east of the Project Site, respectively. Several high-rise buildings are located within one to two blocks west of the Project Site along Wilshire Boulevard, including the 18-story 3255 Wilshire office building (see Figure III-8, View 14), the 10-story multi-family residential building "The Talmadge" (see Figure III-8, View 15), the 22-story 3250 Wilshire "One Park Plaza" office building (see Figure III-8, View 16), and the 16-story 3200 Wilshire office building just west of the Project Site across Vermont Avenue (see Figure III-9, View 17). In addition, within one to two blocks east of the Project Site along Wilshire Boulevard are the 9-story 3075 Wilshire office building (see Figure III-10, View 21), the 12-story 3055 Wilshire Bank Card Services building (see Figure III-10, View 21), and the two- to 11-story Southwestern University School of Law building (see Figure III-7, View 12).

Figure III-4, Views of Surrounding Corridors

Figure III-5, Views of Surrounding Corridors

Figure III-6, Views of Surrounding Corridors

Figure III-7, Views of Surrounding Uses

Figure III-8, Views of Surrounding Uses

Figure III-9, Views of Surrounding Uses

Figure III-10, Views of Surrounding Uses

Vermont Avenue Corridor

Vermont Avenue, which defines the western boundary of the Project Site, provides a variety of commercial uses within low-to high-rise structures. These uses include a parking structure, several high-rise office buildings, a gas station, and low-rise restaurant and retail buildings. Figure III-5, Views 7 and 8 show the surrounding mid- to high-rise commercial development along the Vermont Avenue corridor in the vicinity of the Project Site. Several high-rise buildings are located within two blocks to the north of the Project Site along Vermont Avenue, including a 12-story Los Angeles County office building (see Figure III-9, View 18) and the 13-story Coldwell Company office building (see Figure III-9, View 19). In addition, the 18-story 695-699 Vermont Avenue "Towers-on-Wilshire" building is located southwest of the Project Site at the northwest corner of Vermont Avenue and 7th Street. Northwest of the Project Site across the intersection of Wilshire Boulevard and Vermont Avenue, is a Shell gas station (see Figure III-7, View 13). The MTA Urban Partners Project, a mixed-use project with residential, transit-oriented commercial uses is currently under construction on the property surrounding the Metro Red Line Wilshire-Vermont Station on the city block immediately north of the Project Site across Wilshire Boulevard (see Figure III-7, View 11). Upon completion, the MTA Urban Partners Project will include a 7-story 75-foot high mixed-use residential building with ground floor retail uses, located immediately above the Metro Red Line Station.

Shatto Place

Shatto Place, which defines, in part, the eastern boundary of the Project Site, is developed with primarily two- to four-story multi-family residences and surface parking lots, as well the five-story California International University located at the southeast corner of Wilshire Boulevard and Shatto Place. Figure III-6, View 9 shows multi-family residential buildings located along Shatto Place south of the Project Site. Figure III-6, View 10 shows the multi-family residential building located at 661 Shatto Place, within the F-shaped Project Site (see brick building to the right, beyond the Project Site). Figure III-6, View 10, shows the California International University building, located across Shatto Place from the Project Site, at the southeast corner of Wilshire Boulevard and Shatto Place (see building to left). In addition, several offices are located along Shatto Place north of the Project Site, across Wilshire Boulevard.

Existing Environmental Setting

Aesthetics

As discussed previously, the Project Site is occupied with existing one- to three-story commercial buildings, and surface parking lots which occupy the remainder of the Project Site, with ornamental shade trees sheltering the parking lots from surrounding uses. Like most of the properties in the Wilshire CPA, the Project Site exhibits little topographic relief with no slopes or hillsides and no scenic views in the immediate project area. The Project Site is surrounded by a mix of high-rise modern office buildings

intermixed with low- to mid-rise multi-family residences and neighborhood retail shops. As such, many existing low-rise buildings in the project area are currently experiencing shading during portions of the year from one or more existing high-rise building.

Relatively high levels of nighttime lighting currently exists in the project area, generated from vehicle headlights and streetlights on surrounding streets, and architectural lighting, security lighting, and building illumination (light emanating from the interior of structures through windows) from surrounding commercial high-rises. Existing uses on the Project Site generate some nighttime lighting from retail activity in the evening hours and from vehicles parking on the Project Site. Glare in the project area is currently generated by reflective materials on the surrounding high-rise buildings and glare from vehicles passing on the surrounding major streets (i.e., Wilshire Boulevard and Vermont Avenue), with minimal glare generated on the Project Site itself due to the existing trees that shade the surface parking areas on the Project Site from surrounding uses.

The existing aesthetic character/views, light/glare, and shading in the project area are described in further detail in Section IV.A (Aesthetics).

Air Quality

The Project Site is located within the Los Angeles County portion of the South Coast Air Basin (Basin). The Basin is an area of high air pollution potential due to its climate and topography. The Basin is a coastal plain with connecting broad valleys and low hills, bounded by the Pacific Ocean to the west and high mountains around the rest of its perimeter. The air quality within the Basin is primarily influenced by a wide range of emissions sources, such as dense population centers, heavy vehicular traffic, industry, and meteorology. The Basin's best air quality areas are generally located along the coast, upwind from most mobile and stationary sources. Ambient pollution concentrations are typically higher in the San Gabriel Valley and near Riverside, at the foot of the San Gabriel Mountains. The entire Basin is designated as a national-level extreme nonattainment area for ozone, meaning that national ambient air quality standards are not expected to be met for more than 17 years, and a nonattainment area for CO and PM_{10}. The area is also a nonattainment area for NO_X and $PM_{2.5}$, as designated by the U.S. EPA. The Basin is a State-level extreme nonattainment area for ozone, and is a nonattainment area for $PM_{2.5}$ and PM_{10}. It is in attainment for the State CO standard, and it is in attainment of both the national and State ambient air quality standards for SO_2, lead, and NO_2, which is a pure form of NO_X. Existing air quality conditions at the Project Site and in surrounding area are described in further detail in Section IV.B (Air Quality).

Biological Resources

The Project Site and surrounding area are characterized as an urban environment with very low biological diversity. The flora and fauna that occur within the project vicinity are limited to ornamental and invasive vegetation and wildlife species that have readily adapted to the urban environment. The only existing landscaping on the Project Site includes approximately 23 trees within the parking lots. There are an

additional 17 street trees lining the Project Site along the sidewalks right-of-way of Wilshire Boulevard, Shatto Place, and Vermont Avenue. No sensitive or threatened wildlife species or protected tree species occur within the Project Site.

Geology and Soils

The Project Site is located within the La Brea Plain, which is bounded by the Newport-Inglewood Fault Zone to the southwest, the San Andreas Fault on the east, and the Santa Monica and Hollywood Fault Zones to the north. Ground surface at the site ranges in elevation from approximately 250 to 253 feet above mean sea level (msl). Soils at the Project Site range from sandy clay, clayey sand, and silty sand in the upper 5 to 15 feet below ground surface (bgs) followed by clayey siltstone and claystone, and bedrock found at depths ranging from 25 to 40 feet bgs. The Project Ste is not located within a liquefaction hazard area. The nearest Alquist-Priolo Zone to the Project Site is for the Newport-Inglewood Zone, located approximately 5.2 miles southwest of the Project Site. However, the Project Site is located 2.6 miles southeast of the Hollywood Fault, which is considered to be active by the City of Los Angeles and the State Geologist for the purposes of planning and development, though an Alquist-Priolo Zone has not been established for the fault. The Project Site is located approximately 0.25 miles south of the boundary of the City of Los Angeles Oil Field, and is located within a City-designated "methane zone." The environmental setting with respect to geology and soils is described in further detail in Section IV.C (Geology and Soils).

Hazardous Materials and Risk of Upset

The Project Site and surrounding area are dominated by commercial, residential, and transit-oriented land uses. Existing and historic land uses at the surrounding properties are not generally expected to present adverse environmental concerns. The Project Site is located adjacent to existing residential sensitive receptors, and across the street from a project currently under construction that will provide sensitive residential and school uses. Existing conditions at the Project Site that could present environmental concerns include a potential underground storage tank (UST), methane gas, use of the site as a former gasoline service station and auto repair service station, and asbestos containing material (ACM) and lead-based paint (LBP) in existing buildings on the site. The existing conditions at the Project Site and in surrounding area with respect to hazardous materials and risk of upset are described in further detail in Section IV.D (Hazardous Materials and Risk of Upset).

Hydrology and Water Quality

The Project Site is located in the Santa Monica Bay Watershed Management Area (WMA), also known as the Coastal Plain. The WMA encompasses an area of approximately 414 square miles bounded by the crest of the Santa Monica Mountains to the north and from the Ventura-Los Angeles County line to downtown Los Angeles. From there it extends south and west across the Los Angeles plain to include the area east of Ballona Creek and north of Baldwin Hills. South of Ballona Creek the natural drainage area is a narrow strip of wetlands between Playa del Rey and Palos Verdes. Within this WMA, the Project

Site lies approximately 11 miles east of the Pacific Ocean. Rainfall in the Coastal Plain area in recent years has averaged approximately 13.71 inches per year. The historic high groundwater level in the project area is at a depth of approximately 20 feet bgs.

The Project Site is entirely covered with impermeable surfaces. Thus, all on-site storm water on the Project Site drains via sheet flow towards existing City of Los Angeles storm drains in sidewalk gutters in the surrounding streets (i.e., Wilshire Boulevard, Vermont Avenue, and Shatto Place). Existing conditions at the Project Site and in surrounding area with respect to hydrology and water quality are described in further detail in Section IV.E (Hydrology and Water Quality).

Land Use and Planning

At the regional level, the Project Site is located within the planning area of the Southern California Association of Governments (SCAG), the region's federally-designated metropolitan planning organization. SCAG's regional planning policies are contained within the Regional Comprehensive Plan and Guide (RCPG). The Proposed Project is also located within the South Coast Air Basin (SCAB) and therefore is within the jurisdiction of the South Coast Air Quality Management District (SCAQMD). As such, the Proposed Project is subject to SCAQMD's Air Quality Management Plan (AQMP). In addition, the Project Site is subject to the Congestion Management Plan (CMP) for Los Angeles County.

At the local level, development of the Project Site is guided by the General Plan of the City of Los Angeles, which provides general guidelines on land use issues and planning policy for the entire city. Within the General Plan, the Wilshire Community Plan creates more specific land use policies for the Mid-Wilshire area that includes the Project Site. The Project Site also falls within the Wilshire Center/Koreatown Recovery Redevelopment Project area, which is administered by the Community Redevelopment Agency of Los Angeles (CRA). All development activity on-site is also subject to the City of Los Angeles Planning and Zoning Code (City Zoning Code). The Project Site is zoned C2-2D and C4-D in the City Zoning Code and is designated for Regional Center Commercial uses in the Wilshire Community Plan. Applicable land use plans are described in further detail in Section IV.F (Land Use and Planning).

Noise

The Project Site is located within a highly-developed, urban area in the Mid-Wilshire portion of Los Angeles. Traffic-related noise is the principal source of noise in the area, particularly due to vehicles along local roadways, and buses from public transit lines servicing the area. The Project Site is largely surrounded by commercial, office, parking, and multi-family residential land uses. Day-to-day operations and pedestrian activities associated with such land uses also contribute to the ambient noise level.

The ambient noise levels in the vicinity of the Project Site range from 60.9 dBA Leq at the multi-family residential building along Shatto Place bordering the Project Site (Location 5) to 76.4 dBA Leq at the southeast corner of Vermont Avenue and Wilshire Boulevard (Location 2), during the morning peak hour.

Receptor Location 5 has a Leq value that falls in the "Normally Acceptable" range for multi-family residential uses in the City, while Receptor Locations 1, 3, 4, and 6 have Leq values that fall within the "Normally Unacceptable" range for multi-family residential uses. Receptor Location 2 has a Leq value that falls within the "Clearly Unacceptable" for multi-family residential uses. The ambient noise conditions are described in further detail in Section IV.G (Noise).

Population and Housing

The Project Site and surrounding area are subject to the population and housing projections provided by the Southern California Association of Governments (SCAG), the City of Los Angeles General Plan Framework Element, the Wilshire Community Plan, and the City of Los Angeles Community Redevelopment Agency (CRA) within the Wilshire Center-Koreatown Recovery Redevelopment Plan (Redevelopment Plan). SCAG forecasts that the City of Los Angeles Subregion will increase from the year 2000 estimates of approximately 3,711,969 persons and 1,276,578 residences, to approximately 4,090,125 persons (an 11 percent increase), and 1,372,873 residences (a 7.5 percent increase), by 2010. The 14 square-mile Wilshire Community Plan Area (CPA), in which the Project Site is located, had approximately 292,059 persons and 120,112 residences in 2000 and is estimated to reach approximately 337,144 persons and 138,330 residences by 2010. This translates to a 15 percent increase in both persons and residences from the 2000 estimates. The maximum number of dwelling units for the Wilshire Center-Koreatown Recovery Redevelopment Project Area is designated not to exceed 40,000 or as permitted under the Wilshire District Plan. There are currently approximately 26,519 existing dwelling units in the Redevelopment Area. The Project Site does not contain any existing housing; therefore no residents currently reside on the site. The population and housing forecasts for the project area are described in further detail in Section IV.H (Population and Housing).

Public Services

The Project Site is served by the City of Los Angeles Police Department (LAPD), the City of Los Angeles Fire Department (LAFD), the Los Angeles Unified School District (LAUSD), the City of Los Angeles Department of Recreation and Parks (LADRP), and the City of Los Angeles Public Library (LAPL).

Police Protection

The Project Site is located within the LAPD's Central Bureau, and is served by the Rampart Community Police Station, which has 350 sworn officers and 24 civilian support staff engaged in serving the surrounding community. Existing police services in the project area are described in further detail in Section IV.J.1 (Police Protection).

Fire Protection

The Project Site is located within the Wilshire area of the LAFD's jurisdiction and receives fire protection and paramedic service from three fire stations: Station 6, Station 11, and Station 13, which provide adequate emergency response to the Project Site. Existing fires services in the project area are described in further detail in Section IV.J.2 (Fire Protection).

School Services

The LAUSD schools that currently serve the Project Site include: Hoover Elementary School, Berendo Middle School, and Belmont Senior High School. Hoover Elementary School and Belmont High School are currently operating under capacity; Berendo Middle School is currently operating over capacity. However, Central LA Area New Middle School #3 is proposed at the southeast corner of Vermont Avenue and 6th Street, across the street on the city block to the north of the Project Site, which is expected to provide additional middle school seats by 2008. Existing schools serving the project area are described in further detail in Section IV.J.3 (Schools).

Parks and Recreation

Within the Wilshire CPA there are approximately 191 acres of designated open space land, including approximately 100 acres of private golf course (Wilshire Country Club), one Regional Park, nine Community Parks and Recreation Centers, and ten Neighborhood Parks and Recreation Centers. Nonetheless, the Wilshire CPA is characterized as parkland-deficient, as the CPA does not currently meet city standards for parkland. Existing parks and recreational facilities in the project area are described in further detail in Section IV.J.4 (Parks and Recreation).

Library Services

The LAPL branches currently serving the Project Site include the Filipe De Neve Branch, the Pio Pico-Koreatown Branch, and the Pico Union Branch. Existing libraries serving the project area are described in further detail in Section IV.J.5 (Libraries).

Public Utilities

The Project Site is entirely developed and occupied with approximately 42,000 sf of leased commercial space and is adequately served by the City of Los Angeles Department of Water and Power (DWP), the City of Los Angeles Department of Public Works Bureau of Sanitation (LABS), and the Southern California Gas Company (SCG).

Water Services

The DWP provides water service to the City of Los Angeles, including the project area. The Project Site is located within the DWP's Central Water Service Area and is served by existing water mains in the

project vicinity which provide domestic water and firewater service for the existing uses on the Project Site. Existing water supply and local water infrastructure are described in further detail in Section IV.I.1 (Water).

Wastewater Services

The LABS provides sewer conveyance infrastructure and wastewater treatment services to the City of Los Angeles, including the project area. The Project Site is served by two 8-inch sewer lines in Vermont Avenue, an 8-inch sewer line in Wilshire Boulevard, and a 6-inch sewer line along Shatto Place. These lines, together with the larger network of sewerage infrastructure, convey Project Site wastewater flows to the Hyperion Treatment Plant located south of Los Angeles International Airport. Existing wastewater treatment facilities and local wastewater infrastructure are described in further detail in Section IV.I.2 (Wastewater).

Natural Gas Services

The Southern California Gas Company (SCG) provides natural gas supply and infrastructure to the City of Los Angeles, including the project area. The Project Site is served by existing SCG gas mains in the project vicinity that provide natural gas services for existing uses on the Project Site. Existing natural gas supply and local natural gas infrastructure are described in further detail in Section IV.I.3 (Energy).

Electricity

DWP provides electricity supply and infrastructure to the City of Los Angeles, including the project area. DWP provides electricity service to the Project Site via existing electricity lines in the project vicinity which connect to existing distribution circuits on the Project Site to serve existing uses. Existing electricity supply and local electricity infrastructure are described in further detail in Section IV.I.3 (Energy).

Solid Waste Services

In the City of Los Angeles, construction waste and waste generated by most multi-family residential sources and all commercial and industrial sources, is collected by private contractors. The Project Site is currently served by private waste collection contractors, which carry solid waste primarily to the Sunshine Canyon Landfill in Granada Hills, which is privately operated. Existing landfills and solid waste collection in the project area are described in further detail in Section IV.I.4 (Solid Waste).

Traffic/Circulation and Parking

Existing Traffic

The Project Site is located in the Wilshire Center area of the City of Los Angeles, generally bounded by Wilshire Boulevard to the north, Shatto Place to the east, 7th Street to the south, and Vermont Avenue to

the west. Regional access is provided to the Project Site by the Hollywood Freeway (US-101) located 1.2 miles to the north, the Harbor Freeway (SR 110) located 1.9 miles to the east, and the Santa Monica Freeway (I-10) located 1.7 miles to the south.

In November 2005 traffic counts were conducted during the weekday a.m. and p.m. peak hours at 12 study intersections surrounding the Project Site. All of the studied intersections currently operate at LOS C or better during the a.m. peak hour, with the exception of the intersection of 6th Street & Vermont Avenue, which operates at LOS E. During the p.m. peak hour, all of the studied intersections currently operate at LOS D or better. Those intersections operating at LOS D include 6th Street & Vermont Avenue, and Wilshire Boulevard & Hoover Street. Existing traffic conditions in the project area are described in further detail in Section IV.K.1 (Traffic and Transportation).

Existing Transit Service

The Project Site is well-served by existing public transit, including rail and bus service. The Los Angeles County Metropolitan Transit Agency (LACMTA) operates eight regular bus lines and two Rapid Bus lines which stop at one of the two existing bus stops adjacent to the Project Site or at bus stops in the immediate vicinity. In addition, Foothill Transit operates one bus line in the immediate project vicinity. Furthermore, the Metro Red Line Wilshire-Vermont Station is located directly across Wilshire Boulevard from the Project Site, providing subway rail service east to Union Station in downtown Los Angeles, and north through Hollywood to the San Fernando Valley, as well as providing connections to regional transit. Existing public transit in the project area are described in further detail in Section IV.K.1 (Traffic and Transportation).

Existing Parking

The Project Site currently provides parking for on- and off-site uses spaces within surface parking lots on the northeast, southeast, and southwest portions of the Project Site. There are approximately 133 on-site parking spaces in three separate surface parking lots that serve the existing commercial uses on-site. Limited metered parking is also provided in spaces along the east side of Vermont Avenue; limited free parking is provided along the south side of Wilshire Boulevard, which abuts the Project Site, and on both sides of Shatto Street. Existing code requirements in the project area are described in further detail in Section IV.K.2 (Parking).

B. RELATED PROJECTS

CEQA requires that Environmental Impact Reports analyze "cumulative impacts," defined in the State CEQA Guidelines Section 15355 as "two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts." In addition, State CEQA Guidelines Section 15130 indicates that the analysis of cumulative impacts need not be as in-depth as what is performed relative to the Proposed Project, but instead is to "be guided by the standards of practicality and reasonableness." The cumulative impacts analysis considers the anticipated impacts of

the Proposed Project along with reasonably foreseeable growth. According to CEQA Guidelines Section 15130(b)(1), reasonably foreseeable growth may be based on:

- A list of past, present, and probable future projects producing related or cumulative impacts; and/or

- A summary of projections contained in an adopted general plan or related planning document, or in a prior environmental planning document which has been adopted or certified, which described or evaluated regional or area-wide conditions contributing to the cumulative impact.[1]

Cumulative study areas are defined based on an analysis of the geographical scope relevant to each particular environmental issue. Therefore, the cumulative study area, and related projects contained within, for each individual environmental impact issue may vary. For example, a cumulative visual impact generally could only affect the area within the viewshed of the Project Site, while a cumulative air quality impact could affect the entire South Coast Air Basin. The specific boundaries, and the related projects within those boundaries, for the cumulative study area of each environmental issue, are identified in the applicable environmental issue section in Section IV (Environmental Impact Analysis) of this Draft EIR. For purposes of the cumulative impact analysis, Table III-1 identifies a comprehensive list of past, present, and probable future projects as derived from building and planning application records from the City of Los Angeles Department of City Planning and the City of Los Angeles Department of Transportation (LADOT). The general location of each identified related project in relation to the Project Site is provided in Figure III-11 on page III-22.

[1] *Clarification based on Communities for a Better Environment v. California Resources Agency, 126 Cal.Rptr.2d 441 (2002).*

Table III-1
Related Projects

Project Number	Project Name	Project Location	Land Use	Size
1		4481 Beverly Blvd. (Beverly / Serrano)	Restaurant / Diner Club	5,577 sf (44 seats)
2	Westlake Intermodal Center	Alvarado St. / Wilshire Blvd.	Grocery Retail Community Facility	40,000 sf 30,000 sf 40,000 sf
3	Bellevue Primary Center Interim Facility	5th St / Virgil	Interim Facility	228 students
4	Apartment Complex	682 Catalina St. (Catalina /7th St)	Apartments	120 du
5	Apartment Building	682 Catalina St. (Catalina /Wilshire Blvd.)	Apartments	90 du
6	Office & Specialty Retail	1630 Olympic Blvd. (Olympic /Union)	Office Uniform Sales Store	5,432 sf 7,168 sf
7	Church & Office Space	4050 Wilshire Blvd. (Wilshire/Van Ness Ave.)	Church Office	38,250 sf 105,750 sf
8	Belmont New Primary Center # 12	Lake St. / Beverly	Primary School Parking	380 students 36 spaces
9	Shopping Center	600 Hobart Blvd. (Hobart / 6th St)	Shopping Center Parking	21,790 sf 82 spaces
10	Medical Office & Apartments	3323 Olympic Blvd. (Olympic /Western)	Medical Offices Apartments	27,720 sf 21 du
11	Auto Sales	2515 Olympic Blvd. (Olympic /Hoover)	Auto sales	25,880 sf
12	Medical Office, Health Spa, Specialty Retail, & Coffee Shop	2789 Olympic (Olympic &Catalina)	Medical Offices Health Spa Specialty Retail Coffee Shop	45,264 sf 10,600 sf 4,000 sf 960 sf
13	Shopping Center	3670 Wilshire (Wilshire /Hobart)	Shopping Center	200,000 sf
14	Shopping Center	1144 Western Ave. (Western /Pico)	Shopping Center	21,648 sf
15	Central LA High School # 10	322 S. Lucas St.	High School	1,713 students
16	Private School	221 Westmoreland (Westmoreland / Cosmopolitan)	Private School	480 students
17	Shopping Center, Restaurant, & Movie Theater	2950 6th St. (6th St/ Commonwealth)	Shopping Center Restaurant Movie Theater	43,295 sf 32,656 sf 728 seats
18	Condos & Retail	2323 Olympic (Olympic / Hoover)	Condominiums Retail	87 du 70,231 sf
19	Apartments	3800 Wilshire (Wilshire/Western)	Apartments	91 du

Project Number	Project Name	Project Location	Land Use	Size
20	Condos & Retail	600 Hobart (Hobart/6th St)	Condominiums Retail	70 du 8,558 sf
21	Villa Verona	Wilshire – Between Bixel & Witmer	Lofts Retail	234 du 10,000 sf
22	Chandler Partners	NW corner of Hobart & Wilshire	Luxury Apartments Retail	159 du 7,000 sf
23	Central LA Middle School #1	On Wilshire Between Union & Valencia	Middle School	1,701 students
24	Perinos Apartments	NW corner of Norton & Wilshire	Luxury Apartments Retail	47 du 12,000 sf
25	Cahuenga New Elementary School #1	SE corner of 2nd St & Western	Elementary School	800 students
26	SWC Hobart / Wilshire	SW corner of Wilshire & Hobart	Retail Condominiums	80,000 sf 260 du
27	LAUSD - Central LA Area New Learning Center # 1(Former site of Ambassador Hotel)	SE corner of Mariposa & Wilshire	High School, Middle School, & Elementary School	4,371 students
28	Commonwealth Additional Elementary	NE corner of 3rd St / Virgil	Elementary School	450 students
29	Mixed - Use	1234 Wilshire (Wilshire / Lucas)	Residential Retail	210 du 12,500 sf
30	Apartments	1304 2nd St. (2nd & Lucas)	Apartments	300 du
31	1100 Wilshire	Wilshire / Bixel	Condominiums (conversion of existing bldg.)	460 du
32		662 Lucas Ave. (Lucas / 7th St)	Condominiums	311 du
33	Private Elementary School Expansion	238 Manhattan Pl (Manhattan / 2nd St)	Classroom Bldg. Gym Parking	100 existing and 100 new students (11,260 sf) 11,350 sf 192 spaces
34	Medical Office Addition	2100 3rd St (3rd St/ Lake)	Medical Office Bldg.	24,075 sf
35	Apartments	1311 5th St	Apartments	80 du
36	Mixed - Use	648 Vermont (Wilshire / Vermont)	Apartments Retail	444 du 30,650 sf
37	Central LA Middle School #3	Vermont / 6th St	Middle School	789 students [a]
38	Mixed - Use	648 Western (Western / Wilshire)	Apartments Retail	240 du 49,900 sf
39	Gratts Primary Ctr & Early Education Center	477 Lucas St.	Primary School	380 students

Project Number	Project Name	Project Location	Land Use	Size
40	Lorenzo Residential Development (G.H. Palmer)	1076 6th St. (6th St/Bixel)	Condominiums Retail	600 du 20,000 sf
41	Almond Tree Village	3400 3rd St. (3rd / Juanita)	Condominiums Apartments Supermarket High-Turn Restaurant Shopping Center	130 du 250 du 30,000 sf 150,000 sf 200,000 sf
42	Mixed - Use	981 Arapahoe (Arapahoe/Olympic)	Condominium Retail	60 du 6,000 sf
43	LAUSD - Central Reg. Elementary School #14	Alvarado / Santa Ynez St.	Elementary School	875 students
44	Mayfair Hotel	1256 W. 7th St.	Condominiums (Conversion of 294 Room Hotel)	250 du
45	James Wood Apartments	1322 & 1405 James Wood Blvd.	Apartments Child Care	61 du 45 Students
46	Wilshire Court	Wilshire / Bixel	Apartments	201 du
47	1010 Wilshire Building	1010 Wilshire Building	Condominiums	240 du
48	House Ear Institute	Third St./ Alvarado	Medical Offices	30,000 sf
49	3033 Wilshire Project	NW Corner of Wilshire / Virgil	Condominiums Retail	190 du 5,540 sf

[a] *Central LA Area New Middle School #3 was estimated to provide approximately 789 seats in the Draft Environmental Impact Report prepared by Los Angeles Unified School District in March 2004. The school is currently estimated to provide approximately 810 seats by 2008, based on the following source: Los Angeles Unified School District, January 2005 Strategic Execution Plan: Exhibit D, website: http://www.laschools.org/sep/sep-exhibit-d-project-list-by-district-opt.pdf, July 20, 2005. Nonetheless, these additional 21 middle school seats would not be expected to result in a noticeable increase in vehicle trips or impacts to other environmental issue areas.*

Source: The Mobility Group, Wilshire Center Project, Traffic Analysis, December 2005; Christopher A. Joseph & Associates, January 2006.

Figure III-11, Related Project Location Map