

**DRAFT ENVIRONMENTAL IMPACT REPORT
CENTRAL LOS ANGELES AREA NEW LEARNING CENTER NO. 1**

Prepared for:

LOS ANGELES UNIFIED SCHOOL DISTRICT

TABLE OF CONTENTS

		<u>Page</u>
EXECUTIVE SUMMARY		ES-1
CHAPTER 1	INTRODUCTION	1-1
	1.1 Background, Scope and Content	1-1
	1.2 Purpose and Legal Authority	1-2
	1.3 Draft EIR Organization	1-3
	1.4 EIR Process	1-5
	1.5 Availability of the Draft EIR	1-6
CHAPTER 2	PROJECT DESCRIPTION AND SITE CHARACTERISTICS	2-1
	2.1 Project Background and Objectives	2-1
	2.1.1 LAUSD Planning Requirements	2-1
	2.1.2 Current School Facility Needs	2-2
	2.1.3 Concept Plan to Provide School Facilities	2-3
	2.1.4 Project Objectives	2-5
	2.1.5 Project Budget	2-8
	2.1.6 Previous Environmental Documentation	2-8
	2.2 Project Location and Site Characteristics	2-10
	2.2.1 Regional Setting	2-10
	2.2.2 Physical Environmental Setting	2-10
	2.2.3 Environmental Investigations and Cleanup	2-25
	2.2.4 Site History	2-27
	2.2.5 Surrounding Land Uses	2-28
	2.3 Regulatory Setting and Required Approvals	2-28
	2.3.1 Proposition 1A	2-28
	2.3.2 Proposition BB Funds	2-29
	2.3.3 CEQA Compliance	2-29
	2.3.4 DTSC Requirements	2-29
	2.3.5 California Office of Public School Construction	2-29
	2.3.6 California Department of Education - School Facilities Planning Division	2-30
	2.3.7 California Division of the State Architect	2-30
	2.3.8 City of Los Angeles	2-30
	2.3.9 Other Agencies	2-30
	2.3.10 Reviewing Agencies	2-30
	2.4 Project Components	2-31
	2.4.1 Alternative 1 – Maximum Reuse with New “West Tower”	2-31

DRAFT ENVIRONMENTAL IMPACT REPORT
CENTRAL LOS ANGELES AREA NEW LEARNING CENTER NO. 1

TABLE OF CONTENTS - (Continued)

	<u>Page</u>
2.4.2 Alternative 2 – Partial Reuse with Central Quad	2-38
2.4.3 Alternative 3 – Partial Reuse with Renovated “North Tower”	2-41
2.4.4 Alternative 4 – Complete Demolition/All New Construction	2-46
2.4.5 Alternative 5 – Reduced Program with Potential Commercial Frontage on Wilshire Boulevard (No Elementary School)	2-50
2.4.6 Project Features	2-56
2.5 Development Processes	2-62
2.6 Cumulative Development	2-62
CHAPTER 3 ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES	3-1
A. AESTHETICS	3A-1
3A.1 Introduction	3A-1
3A.2 Setting	3A-1
3A.3 Applicable Regulations	3A-6
3A.4 Impacts and Mitigation	3A-7
B. AIR QUALITY	3B-1
3B.1 Introduction	3B-1
3B.2 Setting	3B-1
3B.3 Applicable Regulations	3B-2
3B.4 Impacts and Mitigation	3B-8
C. BIOLOGICAL RESOURCES	3C-1
3C.1 Introduction	3C-1
3C.2 Setting	3C-1
3C.3 Applicable Regulations	3C-4
3C.4 Impacts and Mitigation	3C-5
D. CULTURAL RESOURCES	3D-1
3D.1 Introduction	3D-1
3D.2 Setting & Thresholds	3D-1
3D.3 Impacts and Mitigation	3D-28
3D.4 Archaeological and Paleontological Resources and Human Remains	3D-66
3D.5 Comparison of the Alternatives	3D-67
E. GEOLOGY AND SOILS	3E-1
3E.1 Introduction	3E-1
3E.2 Setting	3E-1
3E.3 Applicable Regulations	3E-9
3E.4 Impacts and Mitigation	3E-12

DRAFT ENVIRONMENTAL IMPACT REPORT
CENTRAL LOS ANGELES AREA NEW LEARNING CENTER NO. 1

TABLE OF CONTENTS - (Continued)

	<u>Page</u>
F. HAZARDS and HAZARDOUS MATERIALS	3F-1
3F.1 Introduction	3F-1
3F.2 Setting	3F-1
3F.3 Applicable Regulations	3F-25
3F.4 Impacts and Mitigation	3F-29
G. HYDROLOGY and WATER QUALITY	3G-1
3G.1 Introduction	3G-1
3G.2 Setting	3G-1
3G.3 Applicable Regulations	3G-5
3G.4 Impacts and Mitigation	3G-6
H. LAND USE	3H-1
3H.1 Introduction	3H-1
3H.2 Setting	3H-1
3H.3 Applicable Regulations	3H-10
3H.4 Impacts and Mitigation	3H-12
I. NOISE	3I-1
3I.1 Introduction	3I-1
3I.2 Setting	3I-5
3I.3 Applicable Regulations	3I-7
3I.4 Impacts and Mitigation	3I-10
J. POPULATION AND HOUSING	3J-1
3J.1 Introduction	3J-1
3J.2 Setting	3J-1
3J.3 Applicable Regulations	3J-5
3J.4 Impacts and Mitigation	3J-8
K. PUBLIC SERVICES AND UTILITIES	3K-1
3K.1 Introduction	3K-1
3K.2 Setting	3K-1
3K.3 Applicable Regulations	3K-9
3K.4 Impacts and Mitigation	3K-11
L. TRANSPORTATION / TRAFFIC	3L-1
3L.1 Introduction	3L-1
3L.2 Setting	3L-1
3L.3 Applicable Regulations	3L-9
3L.4 Impacts and Mitigation	3L-10
 CHAPTER 4	
ALTERNATIVES ANALYSIS	4-1
4.1 Introduction and Overview	4-1
4.2 Alternatives Eliminated from Further Consideration	4-2
4.3 Comparison of Project Alternatives	4-5

DRAFT ENVIRONMENTAL IMPACT REPORT
CENTRAL LOS ANGELES AREA NEW LEARNING CENTER NO. 1

TABLE OF CONTENTS - (Continued)

		<u>Page</u>
	4.4 Alternatives to the Proposed Project	4-33
	4.5 Environmentally Superior Alternative	4-51
CHAPTER 5	OTHER CEQA CONSIDERATIONS	5-1
	5.1 Environmental Effects that were Found Not to be Significant	5-1
	5.2 Growth-Inducing Impacts	5-1
	5.3 Significant Unavoidable Environmental Impacts	5-2
CHAPTER 6	REFERENCES	6-1
CHAPTER 7	REPORT PREPARATION	7-1
	7.1 Personal Communications	7-1
	7.2 Draft EIR Preparers	7-1
CHAPTER 8	ACRONYMS / ABBREVIATIONS	8-1
Appendix A: Notice of Preparation/Initial Study and Responses to the NOP		
Appendix B: LAUSD Supporting Documents		
	B1 Comparison of Design Alternatives	
	B2 Small School Site Policy	
	B3 Typical Section: Ceiling Clearances	
	B4 Summary of Comparison of Industry Standards vs. Acoustical Requirements	
	B5 Daylight Factor Calculation	
	B6 Reuse of Existing Windows	
	B7 High Performance Building Design and Implementation Plan	
	B8 The Field Act/Uniform Building Code Comparison	
	B9 Small Communities of Learning for Secondary Schools in the LAUSD: A Concept Paper	
	B10 Minutes of October 16, 2002 Meeting	
	B11 LAUSD HS/MS Campus Summary Report	
	B12 Mechanical Analysis	
	B13 Fire Protection Engineering/Accessibility Survey Report	
	B14 Commercial Development Preliminary Feasibility Study	
Appendix C: Air Quality Modeling Calculations & Rule 403		
Appendix D: Cultural Resource Documents		
	D1 Historic Resources Assessment	
	D2 Archaeological Survey	
	D3 Structural & Seismic Evaluation	
	D4 Reuse of Existing Windows & Letter from Tom Winter	
	D5 Reuse of Roof Tiles	

DRAFT ENVIRONMENTAL IMPACT REPORT
CENTRAL LOS ANGELES AREA NEW LEARNING CENTER NO. 1

TABLE OF CONTENTS - (Continued)

	<u>Page</u>
D6 Hollow Clay Tile Report	
D7 Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings	
D8 Resumes	
Appendix E: Hazards Investigations Correspondence and Reports	
E1 Corehole Abandonment Reports	
E2 DTSC Correspondence	
E3 Preliminary Endangerment Assessment (PEA)	
E4 Remedial Action Work Plan (RAW)	
E5 Health Risk Assessment (HRA)	
Appendix F: City of Los Angeles Wilshire Community Plan Circulation Map	
Appendix G: Noise Modeling Calculations	
Appendix H: Traffic Study	

LIST OF FIGURES

Figure 2-1:	Regional Location Map	2-11
Figure 2-2:	Existing Site Plan	2-12
Figure 2-3:	View of Ambassador Hotel and former Budget Rent-A-Car Office from Wilshire Boulevard facing south.	2-13
Figure 2-4:	View of front parking lot facing west from the project site.	2-13
Figure 2-5:	View of Cocoanut Grove entrance located on north end of Ambassador Hotel.	2-14
Figure 2-6:	View of Ambassador Hotel from South Catalina Street facing west.	2-14
Figure 2-7:	View of empty lot on east side of project site at northwest corner of South Catalina Street and West 7 th Street.	2-15
Figure 2-8:	View of parking lot on east side of project site at southwest corner of South Catalina Street and West 7 th Street.	2-15
Figure 2-9:	View of 2-story apartment building at southeast end of the project site (739 South Catalina Street) facing west.	2-16
Figure 2-10:	View of vacant lot located south of 739 South Catalina Street on the southeast end of the project site.	2-16

DRAFT ENVIRONMENTAL IMPACT REPORT
CENTRAL LOS ANGELES AREA NEW LEARNING CENTER NO. 1

TABLE OF CONTENTS - (Continued)

	<u>Page</u>
<u>LIST OF FIGURES</u> – (Continued)	
Figure 2-11: View of vacant unoccupied commercial business located on the southeast corner of the project site from corner of West 8 th Street and South Catalina Street facing northwest.	2-17
Figure 2-12: View of Ambassador Hotel facing northwest.	2-17
Figure 2-13: View of rear parking lot and Ambassador Hotel facing northeast from tennis courts.	2-18
Figure 2-14: View of apartment buildings located on western side of the project site (696-700 South Mariposa Avenue) facing east.	2-18
Figure 2-15: View of hotel bungalows located on northeast end of the project site facing northeast.	2-19
Figure 2-16: View of hotel bungalows located on southeast end of the project site facing southeast.	2-19
Figure 2-17: View of hotel pool and health spa located south of the Ambassador Hotel.	2-20
Figure 2-18: View of hotel tennis courts located on the southern end of the project site facing south.	2-20
Figure 2-19: Former Ambassador Hotel Casino Level	2-22
Figure 2-20: Former Ambassador Hotel Lobby Level (First Floor)	2-23
Figure 2-21: Former Ambassador Hotel (2 nd – 5 th Floor Guestrooms)	2-24
Figure 2-22: Alternative 1 – Conceptual Layout	2-32
Figure 2-23: Alternative 1 – 3D View	2-34
Figure 2-24: Alternative 1 – Views from Wilshire Boulevard	2-35
Figure 2-25: Alternative 2 – Conceptual Layout	2-39
Figure 2-26: Alternative 2 – 3D View	2-40
Figure 2-27: Alternative 3 – Conceptual Layout	2-42

DRAFT ENVIRONMENTAL IMPACT REPORT
CENTRAL LOS ANGELES AREA NEW LEARNING CENTER NO. 1

TABLE OF CONTENTS - (Continued)

	<u>Page</u>
<u>LIST OF FIGURES</u> – (Continued)	
Figure 2-28: Alternative 3 – 3D View	2-44
Figure 2-29: Alternative 4 – Conceptual Layout	2-47
Figure 2-30: Alternative 4 – 3D View	2-48
Figure 2-31: Alternative 5 – Conceptual Layout	2-51
Figure 2-32: Alternative 5 –3D View	2-52
Figure 3A-1: Distant views northwest, north, and northeast from the project site.	3A-2
Figure 3A-2: Distant views northeast, east, and southeast from the project site.	3A-2
Figure 3A-3: Distant views southeast, south, and southwest from the project site.	3A-3
Figure 3A-4: Distant views southwest, west, and northwest from the project site.	3A-3
Figure 3D-1: Exterior and Grounds	3D-8
Figure 3D-2: Casino Level	3D-9
Figure 3D-3: Lobby Level	3D-10
Figure 3D-4: Tower, all levels	3D-11
Figure 3E-1: Regional Faults Map	3E-4
Figure 3F-1: On-Site Hazards Areas	3F-10
Figure 3H-1: Land Use Map	3H-4
Figure 3H-2: View of Ambassador Hotel and Coconut Grove from Wilshire Boulevard facing south.	3H-5
Figure 3H-3: View along Wilshire Boulevard from corner of Wilshire Boulevard and South Kenmore Avenue facing west.	3H-5
Figure 3H-4: View of former Budget Rent-A-Car office from Wilshire Boulevard facing west.	3H-6

DRAFT ENVIRONMENTAL IMPACT REPORT
CENTRAL LOS ANGELES AREA NEW LEARNING CENTER NO. 1

TABLE OF CONTENTS - (Continued)

	<u>Page</u>
<u>LIST OF FIGURES</u> – (Continued)	
Figure 3H-5: View along South Catalina Street from the South Catalina Street and West 7 th Street intersection looking north.	3H-6
Figure 3H-6: View along West 8 th Street from the West 8 th Street and the South Catalina Street intersection facing east.	3H-7
Figure 3H-7: View along West 8 th Street from the South Catalina Street and West 8 th Street intersection facing west.	3H-7
Figure 3H-8: View along West 7 th Street from the West 7 th Street and Irolo Street intersection facing east (towards the project site).	3H-8
Figure 3H-9: View along South Mariposa Avenue from the West 8 th Street and South Mariposa Avenue intersection facing north.	3H-8
Figure 3H-10: Zoning Designation for the Project Site	3H-9
Figure 3I-1: Common Noise Levels and Public Reactions	3I-3
Figure 3I-2: Noise and Land Use Compatibility Matrix Guidelines	3I-4
Figure 3I-3: Noise Monitoring Locations	3I-6
Figure 3L-1: Traffic Study Intersections	3L-2
Figure 3L-2: Lane Configurations and Intersection Control	3L-7
Figure 3L-3: Existing (Year 2002) AM Peak Traffic Volumes and Levels of Service	3L-8
Figure 3L-4: Location of Cumulative Projects	3L-13
Figure 3L-5: Cumulative Projects (Year 2007) AM Peak Hour Trips	3L-16
Figure 3L-6: Ambient Growth Plus Cumulative Projects (Year 2007) AM Peak Traffic Volumes and Levels of Service	3L-18
Figure 3L-7: Trip Distribution for Proposed High School	3L-22
Figure 3L-8: Trip Distribution for Proposed Middle School	3L-23

DRAFT ENVIRONMENTAL IMPACT REPORT
CENTRAL LOS ANGELES AREA NEW LEARNING CENTER NO. 1

TABLE OF CONTENTS - (Continued)

	<u>Page</u>
<u>LIST OF FIGURES</u> – (Continued)	
Figure 3L-9: Trip Distribution for Proposed Elementary School	3L-24
Figure 3L-10: Alternative 1 – AM Peak Hour Trip Assignment	3L-25
Figure 3L-11: Alternative 2 - AM Peak Hour Trip Assignment	3L-26
Figure 3L-12: Alternative 3 - AM Peak Hour Trip Assignment	3L-27
Figure 3L-13: Alternative 4 - AM Peak Hour Trip Assignment	3L-28
Figure 3L-14: Alternative 5 - AM Peak Hour Trip Assignment	3L-29
Figure 3L-15: Future WITH Alternative 1 (Year 2007) AM Peak Hour Traffic Volumes and Levels of Service	3L-31
Figure 3L-16: Future WITH Alternative 2 (Year 2007) AM Peak Hour Traffic Volumes and Levels of Service	3L-32
Figure 3L-17: Future WITH Alternative 3 (Year 2007) AM Peak Hour Traffic Volumes and Levels of Service	3L-33
Figure 3L-18: Future WITH Alternative 4 (Year 2007) AM Peak Hour Traffic Volumes and Levels of Service	3L-34
Figure 3L-19: Future WITH Alternative 5 (Year 2007) AM Peak Hour Traffic Volumes and Levels of Service	3L-35

LIST OF TABLES

Table ES-1: Summary of Impacts and Mitigation for the Central Los Angeles Area New Learning Center No. 1	ES-12
Table 1-1: Required Draft EIR Contents	1-3
Table 2-1: Existing Schools and Enrollment for Schools within the Belmont Planning Area	2-2
Table 2-2: Proposed Master Plan Schools within the Belmont Planning Area	2-4

DRAFT ENVIRONMENTAL IMPACT REPORT
CENTRAL LOS ANGELES AREA NEW LEARNING CENTER NO. 1

TABLE OF CONTENTS - (Continued)

	<u>Page</u>
<u>LIST OF TABLES</u> – (Continued)	
Table 2-3: Related Project List	2-64
Table 3A-1: Aesthetic Impacts Summary	3A-8
Table 3B-1: Ambient Air Quality Standards for Criteria Pollutants	3B-3
Table 3B-2: Project Area Air Pollutant Summary, 1996-2000	3B-5
Table 3B-3: SCAQMD Project Significance Criteria	3B-8
Table 3B-4: Air Impacts Summary	3B-10
Table 3B-5: Assumptions Used in Air Quality Analysis	3B-11
Table 3B-6: Alternatives 1 through 5 Daily Construction Emissions	3B-12
Table 3B-7: Total Operational Emissions	3B-15
Table 3C-1: Focused List of Special Status Species known to occur in the Project Vicinity	3C-3
Table 3C-2: Biological Resources Impacts Summary	3C-6
Table 3D-1: Classification Count of Key Property Features	3D-25
Table 3D-2: Key Property Features Lost – Alternative 1	3D-32
Table 3D-3: Count of Key Property Features Retained and Lost – Alternative 1	3D-37
Table 3D-4: Count of Key Property Features Lost – Alternative 2	3D-42
Table 3D-5: Count of Key Property Features Retained and Lost – Alternative 2	3D-46
Table 3D-6: Count of Key Property Features Lost – Alternative 3	3D-49
Table 3D-7: Count of Key Property Features Retained and Lost – Alternative 3	3D-53

DRAFT ENVIRONMENTAL IMPACT REPORT
CENTRAL LOS ANGELES AREA NEW LEARNING CENTER NO. 1

TABLE OF CONTENTS - (Continued)

		<u>Page</u>
<u>LIST OF TABLES</u> – (Continued)		
Table 3D-8:	Count of Key Property Features Retained and Lost – Alternative 4	3D-57
Table 3D-9:	Count of Key Property Lost – Alternative 5	3D-59
Table 3D-10:	Count of Key Property Features Retained and Lost – Alternative 5	3D-64
Table 3D-11:	Comparison of the Number of Key Features Retained as a result of the Alternatives	3D-67
Table 3D-12:	Comparison of the Number of Key Property Features Lost as a Result of the Alternatives (Impacts 3D-1)	3D-67
Table 3E-1:	Modified Mercalli Intensity Scale (Abridged)	3E-5
Table 3E-2:	Active Faults within a 20-mile Radius of the Project Site	3E-7
Table 3E-3:	Geologic Hazards Impacts Summary	3E-13
Table 3F-1:	Hazardous Material Facilities Located within 1/4-mile of the Project Site	3F-3
Table 3F-2:	Extent of Proposed Excavations and Estimated Volume to be Removed	3F-19
Table 3F-3:	Hazards Impacts Summary	3F-30
Table 3F-4:	Environmental School Site Selection Screening Criteria Checklist	3F-36
Table 3G-1:	303(d) List Pollutants and their Source for Ballona Creek	3G-3
Table 3G-2:	Hydrology Impacts Summary	3G-7
Table 3H-1:	Land Use Impacts Summary	3H-12
Table 3I-1:	Measured Ambient Noise Levels Surrounding Project Site	3I-7
Table 3I-2:	Guidelines for Noise Compatible Land Use	3I-8
Table 3I-3:	Acceptable Operational Noise Levels Established by LAUSD	3I-10

DRAFT ENVIRONMENTAL IMPACT REPORT
CENTRAL LOS ANGELES AREA NEW LEARNING CENTER NO. 1

TABLE OF CONTENTS - (Continued)

	<u>Page</u>
<u>LIST OF TABLES</u> – (Continued)	
Table 3I-4: Noise Impact Summary	3I-11
Table 3I-5: Measured Ambient Noise Level Comparison Belmont High School	3I-12
Table 3I-6: Calculated A.M. Peak Noise Estimates	3I-13
Table 3I-7: Measured Ambient Noise Level Comparison Berendo Middle School	3I-14
Table 3I-8: Typical Construction Noise Levels	3I-16
Table 3I-9: Noise Levels from Construction Equipment	3I-16
Table 3J-1: Geographic Area Population, Housing Units, Households and Population Density	3J-2
Table 3J-2: Household Income Distribution and Median Household Income	3J-2
Table 3J-3: Project Area Housing Demographics	3J-3
Table 3J-4: Population and Housing Impact Summary	3J-8
Table 3K-1: Existing Fire Stations Available for Initial Response	3K-2
Table 3K-2: Landfill Capacity in Los Angeles County	3K-7
Table 3K-3: Summary of Public Services and Utilities Impacts	3K-12
Table 3K-4: Projected Wastewater Discharges Under Existing Conditions vs. Under Operation of the Proposed Project	3K-16
Table 3K-5: Anticipated Tons of Demolition and Construction Debris	3K-22
Table 3K-6: Projected Electrical Usages Under Operation of the Proposed Project	3K-26
Table 3L-1: Intersection Level of Service Definitions	3L-5
Table 3L-2: Existing Levels of Service-AM Peak Hour	3L-6
Table 3L-3: Existing Land Use Trip Generation	3L-12

DRAFT ENVIRONMENTAL IMPACT REPORT
CENTRAL LOS ANGELES AREA NEW LEARNING CENTER NO. 1

TABLE OF CONTENTS - (Continued)

	<u>Page</u>
<u>LIST OF TABLES</u> – (Continued)	
Table 3L-4: Cumulative Projects	3L-14
Table 3L-5: Cumulative Area Projects Traffic Forecasts	3L-15
Table 3L-6: Summary of AM Peak Hour Intersection Performance for Future No Project Conditions (Year 2007)	3L-17
Table 3L-7: Net Trip Generation for the Proposed Project Alternatives (1 through 5)	3L-19
Table 3L-8: Summary of AM Peak Hour Intersection Performance Future Conditions with each Proposed Project Alternative (1 through 5)	3L-30
Table 3L-9: Level of Service Analysis Summary/Determination of Impacts	3L-38
Table 3L-10: AM Peak Hour Assessment of Proposed Mitigation Measures	3L-42
Table 3L-11: Summary of Parking Requirements	3L-43
Table 4-1: Comparison of Alternatives 1 through 5	4-6
Table 4-2: LAUSD Site Selection Criteria	4-45