

Executive Summary

INTRODUCTION

The Los Angeles Unified School District (LAUSD) is the lead agency for the Central Los Angeles Area New Learning Center No. 1 Draft Environmental Impact Report (Draft EIR). This summary identifies the purpose of the Draft EIR, provides an overview of the proposed project and its objectives, and summarizes the potential impacts anticipated as a result of project implementation. A summary table identifies these impacts and lists the mitigation measures recommended to reduce significant adverse impacts. The four on-site alternatives for developing the proposed project as a kindergarten through 12th grade (K-12) campus, plus one reduced program alternative, are described in Chapter 2 of this Draft EIR. A full description of their impacts is presented in Chapters 3 of this Draft EIR. Chapter 4 discusses additional alternatives to the proposed project.

PURPOSE OF THE DRAFT EIR

The California Environmental Quality Act (CEQA) requires that State and local public agencies consider the physical environmental effects of projects over which they have discretionary authority. In addition, the agency must identify mitigation measures and alternatives to the proposed project to reduce or avoid the project's significant environmental impacts. Under CEQA, a project EIR analyzes the impacts of an individual activity or specific project and focuses primarily on changes in the environment that would result from the activity or project.

PROJECT OVERVIEW

Project Location and Setting

The proposed learning center site consists of five contiguous parcels and is approximately 23.77 acres. The site is located in an area bounded by Wilshire Boulevard on the north, commercial properties and South Catalina Street on the east, West 8th Street on the south, and commercial/residential properties and a small portion of South Mariposa Avenue on the west.

The majority of the project site is currently occupied by the now vacant Ambassador Hotel building and associated structures, parking lots and lawn areas. The Ambassador Hotel complex consists of the following:

- One 7-story main hotel building with a subterranean former laundry room and current boiler room (3400 Wilshire Boulevard);

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- One swimming pool with accompanying 1-story cabana and 2-story health club;
 - six 2-story bungalows (referred to in this report as “Reposa”, “Rincon”, “Siesta”, “Huerta”, “Side Bungalow” and “Rear Bungalow”);
 - Ten tennis courts; and,
 - Two parking lots (Front and Rear).

The remainder of the Ambassador Hotel complex is landscaped with lawns and concrete walkways. In addition to the Ambassador Hotel complex, the project site is currently occupied by the following:

- Former (now vacant) Budget Rent-A-Car office (3380 Wilshire Boulevard);
- Three 2-story apartment buildings (696, 696 ½, 698, 698 ½ and 700 South Mariposa Avenue, and 739 South Catalina Street);
- One empty lot, one parking lot and one vacant lot along South Catalina Street;
- A portion of West 7th Street (east of South Catalina Street); and,
- One abandoned nightclub (3131 West 8th Street).

The Ambassador Hotel site is currently leased out and used by various film-production companies to construct props and film scenes in and around the former hotel and its associated structures.¹ The Los Angeles Police Department and U.S. Government also occasionally conduct training at the site. Furthermore, Clear Channel uses the project site to display advertisement signs.

Project Objectives

The project is proposed to accomplish the following objectives, as stated in part in the LAUSD’s School Facilities Master Plan (LAUSD, 1998):

- Provide integrated educational facilities for children in grades K–12 on one site;
- Relieve serious classroom overcrowding at Belmont Senior High School, Los Angeles High School, Berendo Middle School, Virgil Middle School, and Hoover Elementary School (the “Existing Schools”) in the Belmont Planning Area as soon as possible by restoring the pre-1991 norms classroom size as described in the 1998 Facilities Master Plan;
- Place as many students in the Belmont Planning Area as possible on a two-semester schedule as soon as possible, thereby reducing the number of students on year-round, multi-track schedules;
- Allow students to attend schools in their neighborhoods;

¹ Ninyo & Moore, *Phase I Environmental Site Assessment*, June 18, 2001.

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- Reduce the need to bus students involuntarily to schools outside of their neighborhoods as soon as possible;
 - Reduce reliance on portable classrooms;
 - Comply with the School District's internal design standards and policies for new school construction in designing the needed school facilities;
 - Comply with the Division of State Architect's (DSA) requirements for New School Construction related to Fire Life Safety, Structural and Access Compliance;
 - Comply with the California Department of Education's (CDE) design standards and policies for new school construction in designing the needed school facilities;
 - Avoid the displacement of existing residences and businesses;
 - Construct the needed school facilities within the budget established by the School District's Strategic Execution Plan;
 - Maximize the use of state funds for site acquisition and construction of the needed school facilities;
 - Preserve the flexibility necessary to implement the Academy Concept for the secondary school facilities to be provided;
 - Achieve economies of scale in construction of the necessary school facilities by constructing a high school, a middle school and an elementary school on one site rather than on several different sites; and,
 - Provide special education space as mandated.

Project Selection Process

In 2002, the Los Angeles Unified School District began a detailed site evaluation of opportunities and constraints for development of school facilities on the Ambassador Hotel site. This site evaluation process was followed by a preliminary screening/feasibility process that looked at a full range of potential uses of the site. Variations of adaptive reuse of the hotel and associated structures (bungalows), potential alternative uses, and a smaller site, which would leave the Wilshire frontage available for potential commercial use, were included in the screening process.

In the decision-making process for this project, LAUSD gave careful consideration to the following factors:

- Maximize use of the site for educational purposes with facilities for K-12 (2,154 high school seats; 1,392 middle school seats and 825 elementary school seats)
- Safety considerations

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- Historic reuse including technical feasibility
 - Cost
 - Schedule
 - Educational factors
 - Optimal site planning for buildings and playfields
 - Other LAUSD objectives and site/school development criteria

Five alternatives were selected for evaluation. This Draft EIR presents a project-level analysis of the physical environmental impacts of these alternatives to fully inform the decision-maker regarding potential impacts of each alternative. The following alternatives were selected for full evaluation and are described in further detail below:

1. Maximum Reuse with New “West Tower,”
2. Partial Reuse with Central Quad,
3. Partial Reuse with Renovated “North Tower,”
4. Complete Demolition/All New Construction, and
5. Reduced Program with Commercial Frontage on Wilshire Boulevard (No Elementary School).

Project Components

The proposed project in this Draft EIR is defined as a LAUSD K-12 campus providing for 825 elementary school seats, 1,392 middle school seats, and 2,154 high school seats on the Ambassador Hotel site. The design for providing the required facilities will be developed after approval of the proposed project. The conceptual layout shown in Figures 2-22 and 2-32 in Chapter 2 demonstrate program requirements such as massing, site capacity, and playfield configuration, and are not the final design.

This Draft EIR describes four alternatives for the delivery of a new K-12 campus and one alternative for a High School/Middle School campus (no elementary school) with a potential 5.6-acre commercial development that would be located along Wilshire Boulevard. The proposed campus would accommodate a maximum of 4,371 students on campus at one time in grades K-12. Additionally, there would be up to 275 personnel comprising of teachers and administrative staff.

LAUSD plans to operate the learning center on a multi-track year-round program with 163 days of instruction. A multi-track year-round program allows for some students to be on campus at one time while the other group(s) are on vacation and results in a maximum increase in operating capacity of about 40 percent. The proposed new campus would relieve overcrowding at the existing Belmont High School, Los Angeles High School, Berendo Middle School, Virgil Middle School, and Hoover Elementary School. The following five alternatives were selected through the screening process to receive project-level analysis in this Draft EIR:

Alternative 1 – Maximum Reuse with New “West Tower”

Alternative 1, maximum retention and adaptive reuse of the existing Ambassador Hotel building, would remove all ancillary buildings on-site, including portions of the “Ambassador Center” (convention center), but would retain the main 7-story hotel building, including the Coconut Grove and Embassy Ballroom. In addition, a new five-story “West Tower” would be constructed west of the main building (connecting the northwest and southwest wings) to house various science laboratories and other specialty classrooms.

The main 7-story hotel building would be retained and reused as administrative offices and middle and high school classrooms. A total of 56 middle school classrooms and 91 high school classrooms would occupy the existing main hotel building and new “West Tower”. The Coconut Grove would be used as an auditorium while the Embassy Ballroom would be retained for use as a library. New construction would include the 5-story “West Tower” classroom wing on the west side of the existing Ambassador Hotel building along with a high school/middle school gymnasium connected to the south side of the existing main building. In addition, a separate 3-story 36-room elementary school and 1.8-acre play area would be constructed along the southern edge of the project site, along West 8th Street.

Athletic facilities would include a football stadium located along the Wilshire Boulevard frontage. Furthermore, combined basketball/volleyball and tennis courts would be located east of the main high school/middle school building. Baseball and softball fields would be located southeast of the main high school/middle school building. A combined soccer and football field would be located southwest of the main high school/middle school building, while an outdoor pool would be located immediately east of the gymnasium. Parking for 434 vehicles would be accommodated in an underground parking garage to be located under the south side of the project site beneath the proposed soccer field, baseball fields and elementary school play area. Access to the parking garage would be provided off South Mariposa Avenue at West 7th Street and would begin above-grade with a gradual incline to below-grade parking areas.

Alternative 2 – Partial Reuse with Central Quad

Alternative 2 would include the retention and adaptive reuse of portions of the existing Ambassador Hotel building plus substantial new construction. This alternative would include the removal of all buildings on-site with the exception of the Coconut Grove and Embassy Ballroom. The Embassy Ballroom would be reconstructed in the same footprint as the original structure.

The new learning center would be arranged as four buildings surrounding a center quad area. North of the central quad, the existing Coconut Grove would be retained for reuse as an auditorium. East of the central quad, a 5-story high school building would be constructed to accommodate 91 classrooms and administrative offices. South of the central quad, a 3-story combined high school/middle school gymnasium would be constructed. West of the central quad, a 5-story, 56-classroom middle school building would be constructed, which would include the retained Robert F. Kennedy assassination site and reconstructed Embassy Ballroom. In

addition, a separate 3-story, 36-room elementary school and 1.8-acre play area would be constructed along the southern edge of the project site, along West 8th Street.

Athletic facilities would include a football stadium located along the South Catalina Street frontage at the corner of West 8th Street. Furthermore, combined basketball/volleyball and tennis courts would be located east of the main learning center buildings. Baseball and softball fields would be located north and south of the main learning center buildings. A combined soccer and football field would be located northwest of the main learning center buildings, while an outdoor pool would be located immediately south of the gymnasium. Parking for 434 vehicles would be accommodated in an underground parking garage to be located under the west-southwest side of the project site beneath the proposed baseball field and the 5-story middle school building. Access to the underground parking garage would be provided off South Mariposa Avenue at West 7th Street.

Alternative 3 – Partial Reuse with Renovated “North Tower”

Alternative 3 would retain for adaptive reuse portions of the existing Ambassador Hotel building. This alternative would remove all ancillary buildings and portions of the main Ambassador Hotel building but would retain the northwest and northeast wings of the Ambassador Hotel and the Coconut Grove. The northwest and northeast wings of the hotel building would be renovated as the “North Tower”.

Substantial new construction would include a new 5-story building connecting to the south side of the “North Tower” of the Ambassador Hotel that would accommodate 91 high school classrooms and 56 middle school classrooms and administrative offices. A 3-story high school/middle school gymnasium would be connected to the south side of the new 5-story high/middle school classroom building. A separate 3-story 36-room elementary school with 1.8-acre play area would be constructed along the southern edge of the project site, along West 8th Street. The Coconut Grove would be reused as an auditorium.

Athletic facilities would include a football stadium located along the South Catalina Street frontage at the corner of West 8th Street. Furthermore, combined basketball/volleyball and tennis courts would be located west of the main learning center building. Baseball and softball fields would be located north and south of the main building. A combined soccer and football field would be located northwest of the main building, while a pool would be located immediately west of the gymnasium. Parking for 434 vehicles would be accommodated in a partially underground parking garage to be located under the west-northwest side of the project site beneath the basketball/volleyball courts and combined soccer/ football field. The aboveground parking areas would be accessed from South Mariposa Avenue at West 7th Street. The underground parking area would be accessed from the aboveground parking lot located along South Mariposa Avenue north of West 7th Street.

Alternative 4 – Complete Demolition/All New Construction

Alternative 4, new construction of high school, middle school and elementary school facilities at the Ambassador Hotel site, would remove all existing buildings on-site. New construction

would include a new 5-story main high school and middle school building occupied by classrooms and administrative offices. A 6-story connecting wing would be constructed at the northern end of the 5-story main school building. A total of 56 middle school classrooms and 91 high school classrooms would be provided under this alternative. A 3-story high school and middle school gymnasium would be connected to the south side of the 5-story main building. In addition, a separate 3-story, 36-room elementary school with 1.8-acre play area would be constructed along the southern edge of the project site, along West 8th Street.

Athletic facilities would include a football stadium located along the South Catalina Street frontage on the corner of West 8th Street. Furthermore, basketball/volleyball and tennis courts would be located west of the main learning center building. Baseball and softball fields would be located north and south of the main learning center building. A combined soccer and football field would be located northwest of the main building, while a pool would be located immediately west of the gymnasium. Parking for 434 vehicles would be accommodated in a partially underground parking garage to be located under the west-northwest side of the project site beneath the basketball/volleyball courts and combined soccer/ football field. The aboveground parking areas would be accessed from South Mariposa Avenue (at West 7th Street). The underground parking area would be accessed from the aboveground parking lot located along South Mariposa Avenue north of West 7th Street.

Alternative 5 – Reduced Program with Potential Commercial Frontage on Wilshire Boulevard (No Elementary School)

Alternative 5, the maximum retention and adaptive reuse of the existing Ambassador Hotel building along with the potential commercial development of 5.6 acres of the property along Wilshire Boulevard, would remove all ancillary buildings on-site including portions of the Ambassador Center convention center but would retain the main hotel building, including the Coconut Grove and Embassy Ballroom. A new five-story “West Tower” would be constructed west of the main building (connecting the northwest and southwest wings) to house various science laboratories and other specialty classrooms. In addition, 5.6 acres would be made available for potential commercial development (up to 1,463,616 square feet) along Wilshire Boulevard.

The main 7-story hotel building would be retained for reuse as administrative offices and middle school and high school classrooms. A total of 56 middle classrooms and 91 high school classrooms would occupy the existing main hotel building and new “West Tower”. The Coconut Grove would be reused as an auditorium while the Embassy Ballroom would be reused as a library. New construction would include the 5-story “West Tower” classroom wing on the west side of the existing Ambassador Hotel building along with a high school/middle school gymnasium connected to the south side of the existing main building. No elementary school is included in Alternative 5.

Athletic facilities would include a football stadium located along the West 8th Street frontage; basketball/volleyball and tennis courts located south and east of the main learning center building; a baseball and softball field located southeast of the main learning center building, and a pool located immediately west of the gymnasium. Alternative 5 is not in compliance with the Rodriguez Consent Decree and California Department of Education’s (CDE) requirements for

playfield acreage; there would be a 3.9-acre shortfall. Parking for 360 vehicles would be accommodated in a partially underground parking garage to be located under the south side of the project site beneath the proposed football stadium. Access to the parking garage would be provided off West 8th Street.

ENVIRONMENTAL IMPACTS

Chapter 3 of this Draft EIR considers the environmental impacts associated with twelve issue areas. The results of this evaluation are presented on Table ES-1. The impact analysis identified four significant unavoidable impacts that would need to be considered when deciding on this project. These impacts are summarized below:

- Short-term impacts to air quality, including dust generation from demolition, earthmoving, excavation, and other construction activities, hydrocarbon emissions from paints and asphalt, exhaust emissions from powered construction equipment, and motor vehicle emissions associated with construction equipment, worker commute, and debris hauling activities.
- Impacts to the Ambassador Hotel complex as an historic (cultural) resource under all alternatives.
- Short-term noise impacts to surrounding residences during student pick-up and drop-off hours during operation of the new learning center.
- Traffic impacts to surrounding intersections during operation of the new learning center.

ALTERNATIVES TO THE PROJECT

Alternatives to a project usually take the form of no project, reduced project size, different project design, or suitable alternative project sites. The range of alternatives discussed in an EIR is governed by a “rule of reason” that requires the identification of only those alternatives necessary to permit a reasoned choice between the alternatives and proposed project. Nine alternatives were identified, five of which were rejected. The District considered a number of reduced-program alternatives, and selected one for consideration in the “reasonable range”. To include more than one would be redundant, because for purposes of the alternatives analysis they all sacrifice program objectives in order to reduce impacts on historic resources. Therefore, the following four alternatives are considered as reasonable project alternatives due to their potential to attain at least some of the project objectives and lessen or avoid some of the significant environmental effects resulting from implementation of the proposed project:

- Maximum Reuse with New “East Tower”: This alternative would remove all ancillary buildings on-site but would retain for adaptive reuse the main 7-story Ambassador Hotel building, including the Coconut Grove and Embassy Ballroom. In addition, a new five-

story “East Tower” would be constructed and attached to the east side of the main 7-story hotel building to house various science laboratories and other specialty classrooms. The main 7-story hotel building would be reused as administrative offices and middle and high school classrooms. The Coconut Grove would be reused as an auditorium while the Embassy Ballroom would be reused as a library. New construction would include the “East Tower”, as well as a separate high school/middle school gymnasium building to be located southwest of the existing main 7-story hotel building. A separate three-story 34-room elementary school (with partial rooftop play areas) would be located at the southwest corner of the project site at South Mariposa Avenue and West 8th Street. Athletic facilities would include a football stadium, 4 basketball/volleyball courts, 2 tennis courts, 3 baseball and softball fields, and 1 combined soccer/football field. Parking for 424 vehicles would be accommodated in an underground garage.

- District Sports Facility: This alternative would construct a high school, continuation high school, and a district sports facility on the project site. All existing buildings on-site would be removed and six new high school buildings (including a new gymnasium) would be constructed surrounding a central quad. The high school would accommodate approximately 2,142 students. The continuation high school, to be located at the southwest corner of the project site (at South Mariposa Avenue and West 8th Street), would accommodate approximately 87 students. No middle or elementary school would be included under this alternative. The District Sports Facility would include a football/track and field stadium, 3 soccer fields, 16 outdoor basketball courts, 6 tennis courts, 2 baseball/softball fields, and 2 swimming pools. In addition, a 2-story athletic support facility containing a gymnasium, concession stands, health offices, and training facilities would be built along the West 8th Street frontage. Parking for 424 vehicles would be accommodated in an underground garage.
- Alternate Sites: This alternative would construct an elementary school, a middle school, and a high school at alternative off-site locations. Under this alternative, the elementary school would accommodate 896 students and be constructed on 2.87 acres of the block bounded by James Wood Boulevard, San Marino Street, Berendo Street, and New Hampshire Avenue, approximately ¼ mile southeast of the project site. Construction of the elementary school would displace 93 residential units. The middle school would be constructed on 8.2 acres between Olympic Boulevard and 11th Street on the north and south, and between Oxford Avenue and Hobart Boulevard on the west and east, approximately ¾ miles southwest of the project site. The middle school would accommodate 1,392 students. Ninety-two residential units and eight commercial businesses would be displaced by construction of the middle school. The high school would accommodate 2,142 students and be constructed on 12.93 acres between Beverly Boulevard, Oakwood Avenue, Juanita Avenue, and Virgil Avenue, approximately 1-1/4 miles northeast of the project site. Construction of the high school would displace 38 residential units and 18 commercial businesses. In total this alternative would displace 223 residential units and 26 commercial businesses.
- No Project, No Development: Under this alternative, the learning center would not be constructed and the site would continue operation in the status quo. The site would remain with the existing abandoned Ambassador Hotel complex, empty and vacant lots, parking lot, apartment buildings and abandoned nightclub and continue its current operations with no

new construction. The Ambassador Hotel structures would continue to deteriorate and impact the aesthetic value of the site. Demand for a new high school, middle school and elementary school would not be met and overcrowding at the existing Belmont Senior High School, Berendo Middle School, Virgil Middle School and Hoover Elementary School would continue. The proposed project would reduce all impacts associated with project construction, and many impacts associated with project operation. However, this alternative would not attain any of the project objectives.

No Project, Development According to Existing Land Use Plans: This no project alternative involves ultimate development of the site according to the existing City of Los Angeles General Plan designation and zoning designation. The land use designation of the proposed project site is Regional Center. The majority of the site is zoned C4-2 (Commercial), with the eastern and western portions zoned R5-2 (Multiple Dwelling), and the southeastern corner of the site is zoned C2-2 (Commercial). The Multiple Dwelling (R5-2) zoning allows for clubs, lodges, hospitals and all residential uses. The Commercial (C2-2 and C4-2) zoning allows for retail, limited manufacturing, studios, office buildings, hotels, and up to R4 residential uses. If the Central Los Angeles Area New Learning Center No. 1 were not to occur at the project site, the site would likely be developed with other such uses as zoning allows. However, the site is so large that the nature and extent of potential development is not reasonably foreseeable at this time.

AREAS OF CONTROVERSY

Section 15123 of the CEQA Guidelines requires that an EIR summary identify areas of controversy known to the Lead Agency, including issues raised by other agencies and the public. Some issues of concern were expressed at a public scoping meeting for the Draft EIR and through responses to the Notice of Preparation. The following issues of concern were expressed:

- Concerns have been expressed regarding impacts on the historic Ambassador Hotel site.
- Concerns have been expressed regarding the potential noise impacts of the proposed project on nearby residences.
- Concerns have been expressed regarding the potential traffic impacts of the proposed project on nearby residences and commercial businesses.
- Concerns about use of property for commercial purposes.

ISSUES TO BE RESOLVED

Section 15123(b)(3) of the State CEQA Guidelines requires that an EIR present issues to be resolved by the lead agency. These issues include the choice among alternatives and whether or

how to mitigate significant impacts. The major issues to be resolved for the proposed project include decisions by the LAUSD, as the lead agency, as to whether:

- This Draft EIR adequately describes the environmental impacts of the proposed project;
- The recommended mitigation measures should be adopted or modified;
- Additional mitigation measures need to be applied to the proposed project; and,
- The proposed project should or should not be approved.

TABLE ES-1. SUMMARY OF IMPACTS AND MITIGATION FOR THE CENTRAL LOS ANGELES AREA NEW LEARNING CENTER NO. 1

Impact	Significance	Mitigation Measure(s)	Level of Significance After Mitigation
3A. Aesthetics			
3A1. The proposed project would not have a substantial adverse effect on a scenic vista or damage scenic resources within a state scenic highway.	LTS	No mitigation is required.	Less than significant.
3A2. The proposed project would not substantially degrade the existing visual character or quality of the site and its surroundings.	LTS	No mitigation is required.	Less than significant.
3A3. The proposed project would have consistency with established plans or policies concerning visual resources.	LTS	No mitigation is required.	Less than significant.
3A4. The proposed project would not create significant new sources of light or glare that could affect surrounding uses.	LTS	No mitigation is required.	Less than significant.
3A5. Together with other area projects, the proposed project would not have cumulative aesthetic impacts.	LTS	No mitigation is required.	Not cumulatively considerable
3B. Air Quality			
3B1. The proposed project would generate emissions of air pollutants due to construction.	S	M-3B.1 All equipment shall be properly tuned and maintained in accordance with manufacturer's specifications. M-3B.2 General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions. During construction, trucks and vehicles in loading and unloading queues would be kept with their engines off, when not in use, to reduce vehicle emissions. Construction emissions should be phased and scheduled to avoid emissions peaks and discontinued during second-stage smog alerts.	Significant and unavoidable.

LTS = Less Than Significant Impact

LTS/M = Less Than Significant Impact with Mitigation Incorporation

S = Significant Impact

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		M-3B.3 General contractors shall utilize low VOC paints and architectural coatings.	
3B2. The proposed project would not significantly increase air pollutant emissions due to project operation.	LTS	No mitigation is required.	Less than significant.
3B3. The proposed project would be consistent with the AQMP.	LTS	No mitigation is required.	Less than significant.
3B4. The proposed project site would not be significantly impacted by surrounding emissions sources.	LTS	No mitigation is required.	Less than significant.
3B5. The proposed project is not anticipated to create objectionable odors affecting a substantial number of people.	LTS	No mitigation is required.	Less than significant.
3B6. The proposed project would contribute air emissions to the region that would add to the cumulative baseline.	S	No mitigation is available.	Construction cumulative emissions would be significant and unavoidable. Operational cumulative emissions would be less than significant.
3C. Biological Resources			
3C1. The proposed project would involve the potential removal of mature trees.	LTS	No mitigation is required.	Less than significant.
3C2. The proposed project would not result in the destruction of bird nests during tree removal.	LTS/M	<p>M-3C.1 If construction occurs during the nesting season (March-July), LAUSD shall either:</p> <p>a) Retain a qualified biologist shall conduct an intensive nest search in all trees slated for removal to avoid destruction of resident native bird nests. If nests are found, LAUSD shall not remove any trees with nests until young have fledged or the nest(s) has been abandoned for other reasons; or,</p>	Less than significant.

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		b) Delay tree removal until mid-August, to ensure reproductive success for native species, if any, using the site for nesting purposes.	
3C3. Together with other area projects, the proposed project would not have cumulative biological impacts.	LTS	No mitigation is required.	Not cumulatively considerable.
3D. Cultural Resources			
<p>3D1. The project will have a significant impact on identified key property or character-defining features that comprise the historical resource if it results in any of the following:</p> <ul style="list-style-type: none"> • Demolition of a significant resource; • Relocation that does not maintain the integrity and significance of a significant resource; • Conversion, rehabilitation, or alteration of a significant resource which does not conform to the <i>Secretary's Standards and Guidelines</i>; or • Construction that reduces the integrity or significance of important resources on the site or in the vicinity.” 			
<p>3D2. The project will have a significant impact on the site's overall historical character if it results in the following: physical demolition, relocation, conversion, rehabilitation, alteration of the site or its immediate surroundings, or new construction on the site or its immediate surroundings, in a way that does not conform with the <i>Secretary's Standards and Guidelines</i> as those standards apply to the overall historical character of sites.</p>			
<p>3D3. Alteration of the setting of immediately adjacent identified historical resources in a manner that would destroy the qualities that make those properties significant shall be considered a significant impact on an adjacent historical resource.</p>			
Alternative 1	LTS/M	M-3D.1 LAUSD shall conform with the <i>Secretary's Standards and Guidelines</i> for conversion, rehabilitation, or alteration of individual features identified as “retained” in Table 3D-3 (if Alternative 1 is selected), Table 3D-5 (if Alternative 2 is selected), Table 3D-7 (if Alternative 3 is selected), or Table 3D-10 (if Alternative 5 is selected). LAUSD shall also ensure that treatment of retained property features is consistent with the assumptions in this Draft EIR analysis and accepted preservation means and methods.	Treatment of retained features in conformance with the <i>Secretary's Standards and Guidelines</i> , the assumptions in this Draft EIR analysis and accepted preservation means and methods through mitigation measure M-3D.1 will reduce but not eliminate the project's impacts on historical resources. Mitigation measures M-3D.2 and M-3D.3 shall ensure that LAUSD has

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		<p>M-3D.2 LAUSD shall engage a qualified historic preservation consultant reviewer (Reviewer/Monitor) to serve on the LAUSD’s staff review team. The Reviewer/Monitor shall meet the Secretary of the Interior’s Professional Qualifications Standards in architectural history, historic architecture and/or history and have at least 10 years experience in design review and collaboration applying the <i>Secretary’s Standards and Guidelines</i>. The Reviewer/Monitor shall review and comment on treatments for rehabilitation, reconstruction, relocation and new construction proposed by the project implementation team. The Reviewer/Monitor shall comment upon whether the design is implemented in accordance with assumptions and mitigation measures contained in the Draft EIR, “historic preservation report,” described below, and with accepted professional historic preservation practice. Prior to approval of final construction plans and the start of construction, the Reviewer/Monitor shall submit a report to LAUSD summarizing critical historic preservation aspects, addressing unforeseen circumstances and proposing the role he or she will play during construction (the “historic preservation report”). LAUSD shall complete construction in a manner consistent with the historic preservation report as adopted and the final construction plans.</p>	<p>the expert analysis needed to ensure that mitigation measure M-3D.1 is successfully implemented.</p> <p>Documentation of the Ambassador Hotel site’s historical resources through mitigation measure M-3D.4 would reduce, but not eliminate the effect of loss of key property features and/or the resource as a whole. However, it would serve to ensure that a record of the property’s physical and architectural characteristics is available.</p> <p>If an interested person or organization accepts the offer to relocate bungalows and cottages pursuant to mitigation measure M-3D.6, and relocation is accomplished in accordance with the <i>Secretary’s Standards and Guidelines</i> and <i>Moving Historic Buildings</i>, these examples of the work of important architects would be preserved and would substantially reduce the impact to the property feature.</p>

² John Obed Curtis *Moving Historic Buildings* (Washington, D.C., U.S. Department of the Interior, Heritage Conservation and Recreation Service, Technical Preservation Services Division, 1979, reprinted 1991).

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		<p>The Reviewer/Monitor shall periodically monitor construction for consistency with the historic preservation report and final construction plans, and participate in regular and special pre-construction and construction meetings with the project implementation team.</p> <p>M-3D.3 LAUSD shall also engage a qualified project historic preservation consultant (Consultant) to prepare a historic structures report and window survey, and assist in preparing construction plans, including specifications for retained or reconstructed features. The Consultant shall meet the same minimum qualifications noted above for the Reviewer/Monitor.</p> <p>M-3D.4 Prior to any demolition activities at the site, LAUSD shall prepare Historic American Buildings Survey (HABS) Level II outline narrative descriptions of key property features, photodocumentation and photographic reproduction of existing drawings. The documentation shall be prepared by or under the direct supervision of either the Reviewer/Monitor or Consultant, and may be coordinated with preparation of other reports, including the historic structures report and window survey, to avoid duplication of effort. Photodocumentation shall include a minimum of 250 large and medium format photographs of all historic resources on the project site. Negatives, proofs and 8- by 10-inch archivally processed prints on double weight, fiber-based paper shall be appropriately labeled. Selected historic and contemporary photographic images, including aerial</p>	<p>However, this mitigation would not eliminate the impact of the loss of these key features on the historic property as a whole, or the loss to the key feature of its existing setting. Moreover, it is unknown whether an interested person or organization will be found prior to the start of construction. For purposes of identifying impacts, therefore, it is assumed that the offer will not be accepted and that the bungalows and cottages will be destroyed.</p> <p>Mitigation measure M-3D.6 will ensure that the property continues to convey important information about its social, political and architectural history. However, the art-in-public-places program will not result in the retention of the key features of the hotel property. This mitigation measure will reduce but not eliminate the project's significant impacts on historical resources.</p> <p>With implementation of the specified mitigation measures, Alternative 1 will continue to result in a significant impact to 13 of the 28 key property features (Impact 3D1). Given the</p>

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		<p>photographs, shall also be reproduced for inclusion in the documentary package. Representative selections from the existing original and as-built architectural drawings shall be photographically reproduced. LAUSD shall place the photodocumentation and photographic reproduction of drawings, along with the written narrative, in the collection of the regional information center at California State University, Fullerton and Los Angeles Public Library at the Central Library. Photography and drawings selection shall be directed by a qualified professional meeting the Secretary of the Interior's Professional Qualifications Standards in architectural history, historic architecture and/or history. The qualified professional shall determine the total number of photographs required, however a minimum of 250 photographs shall be included in the documentation package. LAUSD shall retain a high-quality, laser or equivalent copy of the documentation in the project file.</p> <p>M-3D.5 LAUSD shall offer any bungalows/cottages slated for demolition to interested individuals or organizations for relocation to an off-site location. The offer shall specify that the relocation and rehabilitation should be performed in conformance with the <i>Secretary's Standards and Guidelines</i> and <i>Moving Historic Buildings</i>.² The offer shall further specify that the Reviewer/Monitor will be available to consult, at LAUSD's cost, regarding conformance with the</p>	<p>substantial alteration of the property as a whole, Alternative 1 cannot be accomplished in a manner that is consistent with the <i>Secretary's Standards and Guidelines</i>. Impacts to the property as a whole (Impact 3D2) remain significant.</p>

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		<p><i>Secretary's Standards and Guidelines and Moving Historic Buildings.</i></p> <p>M-3D.6 The Reviewer/Monitor shall oversee the preparation and implementation of a site-specific, major art-in-public-places program to commemorate the social, political and general history of the hotel within the broader context of Los Angeles during the period 1921-1968. The events of June 5 - 6, 1968 involving the assassination of Senator Robert F. Kennedy shall be addressed in the art-in-public-places program, however the program is not intended as a memorial for a specific event. The program shall evoke a sense of time and place, and shall meaningfully interpret the general history, social and political events that occurred on the hotel property. The program shall include selection of a qualified team consisting of a public art consultant, an artist with experience in projects of this nature, and a person meeting the Secretary of the Interior's Professional Qualifications Standards in architectural history, historic architecture and/or history. The installation(s) shall be integrated into the architecture of the project, to the maximum extent feasible, thus ensuring its longevity. The art-in-public-places program shall be planned concurrently with implementation of the project program and completed no more than one year from placing said property in service. The resulting artwork installation(s) shall be available for public viewing at least one day each year.</p>	

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Impact	Significance	Mitigation Measure(s)	Level of Significance After Mitigation
<p>Alternative 2</p>	<p>S</p>	<p>Refer to Mitigation Measures M-3D.1 to M-3D.6.</p> <p>M-3D.7 LAUSD shall redesign landscaping within the Wilshire Boulevard view corridor, so that the Wilshire Boulevard view corridor is maintained. The Reviewer/Monitor shall review the design and comment upon whether the revised design achieves the stated goal.</p> <p>M-3D.8 LAUSD shall reposition/reconfigure the new building so that it does not infringe on the setting of the Coconut Grove west façade entrance, and to be at least 50 feet away and respect the architectural character of the key feature. The Reviewer/Monitor shall comment upon whether the revised position and architectural character achieves the stated goal.</p>	<p>As discussed in Alternative 1, treatment of retained features in conformance with the <i>Secretary's Standards and Guidelines</i>, the assumptions in this Draft EIR analysis and accepted preservation means and methods through mitigation measure M-3D.1 will reduce but not eliminate the project's impacts on historical resources. Mitigation measures M-3D.2 and M-3D.3 shall ensure that LAUSD has the expert analysis needed to ensure that mitigation measure M-3D.1 is successfully implemented.</p> <p>Documentation of the Ambassador Hotel site's historical resources through mitigation measure M-3D.4 would reduce, but not eliminate the effect of loss of key property features and/or the resource as a whole. However, it would serve to ensure that a record of the property's physical and architectural characteristics is available.</p> <p>If an interested person or organization accepts the offer to relocate bungalows and cottages pursuant to mitigation measure</p>

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			<p>M-3D.5, and relocation is accomplished in accordance with the <i>Secretary's Standards and Guidelines</i> and Moving Historic Buildings, these examples of the work of important architects would be preserved and would substantially reduce the impact to the property feature. However, this mitigation would not eliminate the impact of the loss of these key features on the historic property as a whole, or the loss to the key feature of its existing setting. Moreover, it is unknown whether an interested person or organization will be found prior to the start of construction. For purposes of identifying impacts, therefore, it is assumed that the offer will not be accepted and that the bungalows and cottages will be destroyed.</p> <p>Mitigation measure M-3D.6 will ensure that the property continues to convey important information about its social, political and architectural history. However, the art-in-public-places program will not result in the retention of the key features of the hotel property. This mitigation</p>

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Impact	Significance	Mitigation Measure(s)	Level of Significance After Mitigation
			<p>measure will reduce but not eliminate the project's significant impacts on historical resources.</p> <p>Mitigation measure M-3D.7 would eliminate the impact on the following key property feature: the Wilshire Boulevard view corridor. The effect of the mitigation measure is to ensure that this retained Class 4 property feature will continue to be a physical characteristic of the historic property that aids in conveying the significance of the property as a whole. This feature is important to conveying the social context of the hotel. This feature was recognized as a view corridor, rather than a landscape feature, therefore impacts on the existing cultural landscape, including plantings and trees, would be minimal. The goal, rather, is to ensure views are maintained.</p> <p>Mitigation measure M-3D.8 would eliminate the impact on the following key property feature: the west façade entrance. The effect of the mitigation measure is to ensure that this retained Class 2 property feature will maintain its setting and aid in conveying</p>

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			<p>significance of the property as a whole. The greater the share of property features retained in a manner consistent with <i>Secretary's Standards and Guidelines</i>, the less the significance of the historical property as a whole is materially impaired. This feature is important in conveying the social context of the hotel and Cocoanut Grove.</p> <p>With implementation of the specified mitigation measures, Alternative 2 will continue to result in a significant impact to 19 of the 28 key property features (Impact 3D.1). Given the substantial alteration of the property as a whole, Alternative 2 cannot be accomplished in a manner that is consistent with the <i>Secretary's Standards and Guidelines</i>. Impacts to the property as a whole (Impact 3D.2) remain significant.</p>
Alternative 3	S	Refer to Mitigation Measures M-3D.1 to M-3D.8	As discussed in Alternative 1, treatment of retained features in conformance with the <i>Secretary's Standards and Guidelines</i> , the assumptions in this Draft EIR analysis and accepted preservation means and methods through mitigation measure M-3D.1 will

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			<p>reduce but not eliminate the project's impacts on historical resources. Mitigation measures M-3D.2 and M-3D.3 shall ensure that LAUSD has the expert analysis needed to ensure that mitigation measure M-3D.1 is successfully implemented.</p> <p>Documentation of the Ambassador Hotel site's historical resources through mitigation measure M-3D.4 would reduce, but not eliminate the effect of loss of key property features and/or the resource as a whole. However, it would serve to ensure that a record of the property's physical and architectural characteristics is available.</p> <p>If an interested person or organization accepts the offer to relocate bungalows and cottages pursuant to mitigation measure M-3D.5, and relocation is accomplished in accordance with the <i>Secretary's Standards and Guidelines</i> and <i>Moving Historic Buildings</i>, these examples of the work of important architects would be preserved and would substantially reduce the impact to the property</p>

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			<p>feature. However, this mitigation would not eliminate the impact of the loss of these key features on the historic property as a whole, or the loss to the key feature of its existing setting. Moreover, it is unknown whether an interested person or organization will be found prior to the start of construction. For purposes of identifying impacts, therefore, it is assumed that the offer will not be accepted and that the bungalows and cottages will be destroyed.</p> <p>Mitigation measure M-3D.6 will ensure that the property continues to convey important information about its social, political and architectural history. However, the art-in-public-places program will not result in the retention of the key features of the hotel property. This mitigation measure will reduce but not eliminate the project's significant impacts on historical resources.</p> <p>Mitigation measure M-3D.7 would eliminate the impact on the following key property feature: the Wilshire Boulevard view corridor.</p>

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			<p>The effect of the mitigation measure is to ensure that this retained Class 4 property feature will continue to be a physical characteristic of the historic property that aids in conveying the significance of the property as a whole. This feature is important to conveying the social context of the hotel. This feature was recognized as a view corridor, rather than a landscape feature, therefore impacts on the existing cultural landscape, including plantings and trees, would be minimal. The goal, rather, is to ensure views are maintained.</p> <p>Mitigation measure M-3D.8 would eliminate the impact on the following key property feature: the west façade entrance. The effect of the mitigation measure is to ensure that this retained Class 2 property feature will maintain its setting and aid in conveying significance of the property as a whole. The greater the share of property features retained in a manner consistent with <i>Secretary's Standards and Guidelines</i>, the less the significance of the historical property as a whole is materially impaired. This feature is important</p>

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Impact	Significance	Mitigation Measure(s)	Level of Significance After Mitigation
			<p>in conveying the social context of the hotel and Cocanut Grove.</p> <p>With implementation of the specified mitigation measures, Alternative 3 will continue to result in a significant impact to 19 of the 28 key property features (Impact 3D.1). Given the substantial alteration of the property as a whole, Alternative 3 cannot be accomplished in a manner that is consistent with the <i>Secretary's Standards and Guidelines</i>. Impacts to the property as a whole (Impact 3D.2) remain significant.</p>
Alternative 4	S	Refer to Mitigation Measures M-3D.4 to M-3D.6.	<p>As discussed in Alternative 1, documentation of the Ambassador Hotel site's historical resources through mitigation measure M-3D.4 would reduce, but not eliminate the effect of loss of key property features and/or the resource as a whole. However, it would serve to ensure that a record of the property's physical and architectural characteristics is available.</p> <p>If an interested person or organization accepts the offer to relocate bungalows and cottages pursuant to mitigation measure</p>

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			<p>M-3D.5, and relocation is accomplished in accordance with the <i>Secretary's Standards and Guidelines</i> and Moving Historic Buildings, these examples of the work of important architects would be preserved and would substantially reduce the impact to the property feature. However, this mitigation would not eliminate the impact of the loss of these key features on the historic property as a whole, or the loss to the key feature of its existing setting. Moreover, it is unknown whether an interested person or organization will be found prior to the start of construction. For purposes of identifying impacts, therefore, it is assumed that the offer will not be accepted and that the bungalows and cottages will be destroyed.</p> <p>Mitigation measure M-3D.6 will ensure that the property continues to convey important information about its social, political and architectural history. However, the art-in-public-places program will not result in the retention of the key features of the hotel property. This mitigation</p>

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			<p>measure will reduce but not eliminate the project's significant impacts on historical resources.</p> <p>With implementation of the specified mitigation measures, Alternative 4 will continue to result in the loss of all 28 key property features (Impact 3D1). Given the substantial alteration of the property as a whole, Alternative 4 cannot be accomplished in a manner that is consistent with the <i>Secretary's Standards and Guidelines</i>. Impacts to the property as a whole (Impact 3D2) remain significant.</p>
Alternative 5	S	Refer to Mitigation Measures M-3D.1 to M-3D.6 .	<p>As discussed in Alternative 1, treatment of retained features in conformance with the <i>Secretary's Standards and Guidelines</i>, the assumptions in this Draft EIR analysis and accepted preservation means and methods through mitigation measure M-3D.1 will reduce but not eliminate the project's impacts on historical resources. Mitigation measures M-3D.2 and M-3D.3 shall ensure that LAUSD has the expert analysis needed to ensure that mitigation measure M-3D.1 is successfully implemented.</p>

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			<p>Documentation of the Ambassador Hotel site's historical resources through mitigation measure M-3D.4 would reduce, but not eliminate the effect of loss of key property features and/or the resource as a whole. However, it would serve to ensure that a record of the property's physical and architectural characteristics is available.</p> <p>If an interested person or organization accepts the offer to relocate bungalows and cottages pursuant to mitigation measure M-3D.5, and relocation is accomplished in accordance with the <i>Secretary's Standards and Guidelines</i> and <i>Moving Historic Buildings</i>, these examples of the work of important architects would be preserved and would substantially reduce the impact to the property feature. However, this mitigation would not eliminate the impact of the loss of these key features on the historic property as a whole, or the loss to the key feature of its existing setting. Moreover, it is unknown whether an interested person or</p>

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			<p>organization will be found prior to the start of construction. For purposes of identifying impacts, therefore, it is assumed that the offer will not be accepted and that the bungalows and cottages will be destroyed.</p> <p>Mitigation measure M-3D.6 will ensure that the property continues to convey important information about its social, political and architectural history. However, the art-in-public-places program will not result in the retention of the key features of the hotel property. This mitigation measure will reduce but not eliminate the project's significant impacts on historical resources.</p> <p>With implementation of the specified mitigation measures, Alternative 5 will continue to result in a significant impact to 15 of the 28 key property features (Impact 3D1). Given the substantial alteration of the property as a whole, Alternative 5 cannot be accomplished in a manner that is consistent with the <i>Secretary's Standards and Guidelines</i>. Impacts</p>

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Impact	Significance	Mitigation Measure(s)	Level of Significance After Mitigation
			to the property as a whole (Impact 3D2) remain significant.
3E. Geology and Soils			
3E1. The proposed project could expose people or structures to geologic hazards such as strong ground shaking, liquefaction, and landslide in the event of an earthquake.	LTS/M	<p>M-3E.1 LAUSD shall secure a registered engineer to design all new buildings and upgrade existing buildings and facilities in accordance with the California Building Code. Recommendations made in the Preliminary Geotechnical Engineering Investigation to minimize geologic hazards will be incorporated into building designs.</p> <p>M-3E.2 LAUSD shall secure a registered engineering geologist to prepare another geotechnical report to provide recommendations for final designs and site development once a development alternative (1, 2, 3, 4, or 5) has been selected.</p>	Less than significant.
3E2. The proposed project could result in soil erosion.	LTS/M	<p>M-3E.3 LAUSD shall prepare a site grading plan that will be submitted to the City of Los Angeles Department of Public Works for approval.</p> <p>M-3E.4 LAUSD shall prepare and implement a Storm Water Pollution Prevention Plan as required for coverage under the statewide National Pollutant Discharge Elimination System construction permit. At a minimum, specific measures shall include the following:</p> <ul style="list-style-type: none"> • Plan excavation and grading activities to be conducted during the dry season to the extent possible. • If construction occurs during the rainy season, storm runoff from construction areas shall be 	Less than significant.

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		regulated by temporary on-site silt traps or detention basins. Stockpiles of loose material shall be covered to prevent wind and water erosion and runoff diverted away from exposed soil. <ul style="list-style-type: none"> • After completion of grading, re-vegetation shall be initiated as soon as possible, as feasible. 	
3E3. Together with other area projects, the proposed project would not have cumulative impacts on geology and soils in the project area.	LTS	No mitigation is required.	Not cumulatively considerable.
3F. Hazards and Hazardous Materials			
3F1. The proposed project would not create a significant hazard to the public or environment through routine transport, storage, use, or disposal of hazardous materials.	LTS/M	Refer to mitigation measures M-3F.1 and M-3F.2 under Impact 3F4.	Less than significant with mitigation incorporated.
3F2. The proposed project would not create a significant hazard to the public through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.	LTS/M	Refer to mitigation measures M-3F.1 under Impact 3F4.	Less than significant.
3F3. The proposed project site is located within ¼- mile of a facility that emits hazardous emissions or handles hazardous or acutely hazardous materials, substances, or waste.	LTS	No mitigation is required.	Less than significant.
3F4. The proposed project is located on a site that is either known to contain	LTS/M	M-3F.1 To reduce the potential for release of hazardous materials during and as a result of the proposed	Less than significant.

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<p>hazardous materials or is listed on a site compiled pursuant to Government Code Section 65962.5, and as a result could create a significant hazard to the public or the environment.</p>		<p>clean-up actions, the construction manager shall be required to undertake the following measures:</p> <ul style="list-style-type: none"> • Maintain slow speeds on-site with all vehicles transporting hazardous materials • To the extent practicable, load impacted soil directly into transportation trucks to minimize soil handling • Water/mist soil as it is being excavated and loaded onto the transportation trucks • During dumping, minimize soil drop height into transportation trucks or stockpiles • During transport, cover or enclose trucks transporting soils, increase freeboard requirements, and repair trucks exhibiting spillage due to leaks • Cover the bottom of the excavated area with polyethylene sheeting when work is not being performed • Place stockpiled soil on polyethylene sheeting and cover with similar material • Place stockpiled soil in areas shielded from prevailing winds <p>M-3F.2 The Education Code requires that the DTSC be involved in the cleanup up to a level that is protective of the students and faculty who will occupy the new learning center. DTSC will also ensure that any precautions are implemented during the removal action. The LAUSD shall enter into a Cleanup Agreement with the DTSC for their oversight of the</p>	

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		<p>M-3F.3 removal of the contaminated soils (AB387 and SB162). The LAUSD shall obtain a letter from DTSC certifying that cleanup of the site is complete.</p> <p>M-3F.4 As proposed in the Remedial Action Workplan (RAW), any contaminated soils encountered on the project site during demolition, site clearance, or construction activities shall be removed by LAUSD from the project site and disposed of off-site. The removal and disposal of these hazardous materials would be in accordance with guidelines specified by the Environmental Protection Agency and appropriate measures would be taken to minimize potential health and safety risks associated with removal activities.</p> <p>Further delineation and removal action, as deemed necessary, shall be undertaken and completed by LAUSD prior to construction of any new school facilities.</p>	
3F5. The proposed project would not impair or interfere with the implementation of an adopted emergency response plan or emergency evacuation plan.	LTS	No mitigation is required.	Less than significant.
3F6. The proposed project is not located on a site that has any of the health and safety hazards as cited in CCR Title 5 Sections 14001 through 14012.	LTS	No mitigation is required.	Less than significant.
3F7. Together with other area projects, the proposed project would not have cumulative hazards impacts.	LTS	No mitigation is required.	Not cumulatively considerable.

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3G. Hydrology and Water Quality			
3G1. The proposed project could contribute pollutants to storm water runoff during construction as well as during the life of the project.	LTS/M	<p>Refer to Mitigation Measure M-3E.4 in Chapter 3E. Geology and Soils.</p> <p>M-3G.1 LAUSD shall comply with the LARWQCB's SUSMP requirements for commercial redevelopment over 100,000 square feet that minimize the amount of pollutants entering the storm drain system. At a minimum, the applicant will:</p> <ul style="list-style-type: none"> • Implement BMPs best suited to minimize, to the maximum extent practicable, the introduction of pollutants of concern to the storm water conveyance system. • Provide and maintain legibility of storm drain stenciling and signage for all storm drain inlets within the project area. • Properly design outdoor material and trash storage areas and loading dock areas. • Meet Structural or Treatment Control BMP Design Standards specified in the SUSMP. 	Less than significant.
3G2. The proposed project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge.	LTS	No mitigation is required.	Less than significant.
3G3. The proposed project could substantially alter existing drainage patterns resulting in substantial erosion and/or flooding on or off site.	LTS/M	<p>Refer to Mitigation Measures M-3E.3 and M-3E.4 in Chapter 3E. Geology and Soils.</p> <p>M-3G.2 LAUSD shall prepare a drainage plan to be submitted along with the site grading plan for approval by the City of Los Angeles Department of Public Works.</p>	Less than significant.

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3G4. The proposed project would not create runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial sources of polluted runoff.	LTS	No mitigation is required.	Less than significant.
3G5. Together with other area projects, the proposed project could have cumulative impacts on hydrology and water quality in the project area.	LTS	No mitigation is required.	Not cumulatively considerable.
3H. Land Use			
3H1. The proposed project would not include features that could physically divide an established community.	LTS	No mitigation is required.	Less than significant.
3H2. The proposed project would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.	LTS	No mitigation is required.	Less than significant.
3H3. The proposed project would not conflict with any applicable habitat conservation plan or natural community conservation plan.	LTS	No mitigation is required.	Less than significant.
3H4. Together with other area projects, the proposed project would not have cumulative land use impacts.	LTS	No mitigation is required.	Not cumulatively considerable.

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Impact	Significance	Mitigation Measure(s)	Level of Significance After Mitigation
3I. Noise			
3I1. The proposed project would expose persons to, or generate, noise levels in excess of standards established in the City of Los Angeles General Plan, Noise Ordinance, or applicable standards of other agencies, including LAUSD.	S	<p>M-3I.1 Noise generating building systems including HVAC systems shall not increase noise levels greater than 5 dBA CNEL at neighboring residential areas. This can be accomplished by providing low noise generating equipment, locating systems as far from residences as possible or insulating equipment to reduce noise output.</p> <p>M-3I.2 The LAUSD shall provide sufficient payment to the residential building owners to install double-paned windows, <i>which could reduce noise by 10dBA-15sBA</i>, in the residential buildings with windows facing the drop-off zone at the proposed project site.³</p>	LAUSD would not be able to ensure the replacement of the existing windows with double-paned windows. Thus, the project noise impacts would be significant and unavoidable.
3I2. The proposed project would not expose future students to existing or projected noise levels in excess of established standards and thresholds.	LTS	No mitigation is required.	Less than significant.
3I3. The proposed project would result in excessive noise levels during construction activity.	LTS/M	<p>M-3I.3 During construction phases, all equipment shall have sound-control devices no less effective than those provided on the original equipment and no equipment shall have an unmuffled exhaust.</p> <p>M-3I.4 During construction phases, the contractor shall ensure that all construction be performed in accordance with LAUSD and City of Los Angeles noise standards. The construction contract shall specify that no noise intensive construction or repair</p>	Less than significant with mitigation incorporated.

³ An initial bid of approximately \$34,000 was given for replacing 90 windows with double pane glass. This is an approximate bid, actual cost could vary depending on site conditions.

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		<p>work be performed between the hours of 9:00 PM and 7:00 AM on any weekday, or before 8:00 AM or after 6:00 PM on any Saturday or national holiday, or at any time on Sundays.</p> <p>M-3I.5 During construction phases, the contractor shall store and maintain stationary noise generating equipment as far as possible from the adjacent residents.</p> <p>M-3I.6 Contractor shall be restricted from playing loud music in the open construction area audible at local residences.</p> <p>M-3I.7 During construction activities, LAUSD’s construction manager shall serve as the contact person in the event that noise levels become disruptive to local residents. A sign will be posted at the site with the contact phone number.</p> <p>M-3I.8 Prior to any work occurring within 50 feet of residential buildings, a written notice will be sent to those residences indicating the date, and time that construction is scheduled to occur. The notice shall include contact numbers of construction manager.</p> <p>M-3I.9 Noise baffling devices such as sound barriers shall be placed between powered equipment and homes within 100 feet of construction activities.</p>	
3I4. The proposed project would not expose persons to, or generate, excessive groundborne vibration or groundborne noise levels.	LTS	No mitigation is required.	Less than significant.
3I5. The proposed project would not expose students in the project area to excessive noise levels due to being located within an airport land use plan or, where such a plan	LTS	No mitigation is required.	Less than significant.

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has not been adopted, within 2 miles of a public airport or private airstrip.			
3I6. Together with other area projects the proposed project would not have cumulative noise impacts.	LTS	No mitigation is required.	Not cumulatively considerable.
3J. Population and Housing			
3J1. The proposed project would not result in the inducement of substantial population growth in the project area.	LTS	No mitigation is required.	Less than significant.
3J2. The proposed project would not result in the displacement of <u>substantial</u> numbers of people and housing.	LTS	No mitigation is required.	Less than significant.
3J3. Together with other area projects, the proposed project would not have cumulative impacts on population and housing.	LTS	No mitigation is required.	Not cumulatively considerable.
3K. Public Services and Utilities			
3K1. The proposed project would not impact the demand for fire protection services during construction and operation.	LTS	No mitigation is required.	Less than significant.
3K2. The proposed project would not impact the demand for police protection services during construction and operation.	LTS/M	M-3K.1 The construction site shall be secured (with fences and gates) to prevent trespassing and vandalism, and avoid accidents involving the public. M-3K.2 An on-site security guard shall be hired during construction of the proposed project.	Less than significant.
3K3. The proposed project would not impact area school services during construction and operation.	LTS	No mitigation is required.	Less than significant.
3K4. The proposed project would not impact area parks and recreation facilities during construction and operation.	LTS	No mitigation is required.	Less than significant.

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3K5. The proposed project would not impact the demand for water/wastewater facilities during construction and operation.	LTS/M	<p>M-3K.3 The proposed project shall connect to the existing sewer system in several locations (along South Mariposa Avenue, Wilshire Boulevard, South Catalina Street, and West 8th Street) to insure that the capacity of an individual pipe is not exceeded.</p> <p>M-3K.4 Sewer design shall consider ways to mitigate the production and release of sewer odors and to eliminate or mitigate the discharge of oil, fats, and grease into the sewer line.</p>	Less than significant.
3K6. The proposed project would not impact the demand for water drainage facilities during construction and operation.	LTS/M	<p>Refer to Mitigation Measures M-3E.3 and M-3E.4 in Chapter 3E. Geology and Soils and M-3G.2 in Chapter 3G. Hydrology and Water Quality.</p> <p>M-3K.5 Prior to the stabilization of the construction site area, sediment flows shall be prevented from entering storm drainage systems by the construction of temporary filter inlets around existing storm drain inlets. The sediment trapped in these impounding areas shall be removed after each storm.</p>	Less than significant.
3K7. The proposed project would not exceed wastewater (stormwater) treatment requirements of the Los Angeles Regional Water Quality Control Board.	LTS/M	Refer to M-3K.5 .	Less than significant.
3K8. The proposed project would have sufficient water supplies available to serve the project from existing entitlements and resources; new or expanded entitlements could be needed.	LTS	No mitigation is required.	Less than significant.
3K9. The proposed project would result in a determination by the wastewater treatment provider that serves or may serve the project	LTS	No mitigation is required.	Less than significant.

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that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.			
3K10. The proposed project would be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs.	LTS/M	<p>M-3K.6 In accordance with the Construction & Demolition (C&D) Waste Management Plan, LAUSD shall investigate suitable private sites that will accept all fill and earth materials for re-use, in order to avoid the deposit of such materials at solid waste landfills serving the County of Los Angeles. Documentation supporting the investigation of private sites for re-use of fill and earth materials, or of a re-use recycling program if a suitable site is located, shall be provided to the County of Los Angeles Department of Public Works, prior to the issuance of haul route permits.</p> <p>M-3K.7 LAUSD shall make arrangements with a trash/recyclables hauling company for materials collections.</p>	Less than significant.
3K11. The proposed project would comply with federal, state, and local statutes and regulations related to solid waste.	LTS	No mitigation is required.	Less than significant.
3K12. The proposed project would not affect electricity requirements.	LTS	No mitigation is required.	Less than significant.
3K13. The proposed project would not affect natural gas requirements.	LTS	No mitigation is required.	Less than significant.
3K14. The proposed project would not impact area library services during construction and operation.	LTS	No mitigation is required.	Less than significant.
3K15. Together with other area projects, the proposed project would not have cumulative impacts on area public services and utilities.	LTS	No mitigation is required.	Not cumulatively considerable.

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3L. Transportation/Traffic			
3L1. The proposed project has the potential to impact local intersections and exceed significance criteria established by the LADOT.	S	<p>M-3L.1 If the LADOT deems mitigation necessary for significantly impacted intersections operating at final service levels of LOS C or D, then the following measures are recommended to mitigate project impacts to levels that are less than significant at two study intersections:</p> <ul style="list-style-type: none"> • <u>South Mariposa Avenue at Wilshire Boulevard (LOS D under Alternatives 1 to 4 and LOS C under Alternative 5)</u>: Stripe a two-lane approach on the south leg of the intersection, thus providing an exclusive left- and right-turn lane to Wilshire Boulevard. • <u>South Catalina Street at West 8th Street (C)</u>: Stripe a two lane approach on both the north and south legs of the intersection, providing a right-turn pocket and through/shared right lane. 	<p>Impacts would remain significant and unavoidable at:</p> <ul style="list-style-type: none"> • Normandie Avenue at Wilshire Boulevard • Vermont Avenue at Wilshire Boulevard • Irolo Street at West 8th Street <p>If LADOT does not require mitigation for the intersections operating at LOS C and D, there would be significant impacts (according to LADOT criteria) at:</p> <ul style="list-style-type: none"> • South Mariposa Avenue at Wilshire Boulevard; and, • South Catalina Street at West 8th Street.
3L2. The proposed project has the potential to impact local parking supply.	LTS	No mitigation is required.	Less than significant.
3L3. The proposed project has the potential to cause localized congestion and impact car and pedestrian safety at drop-off/pick-up locations.	LTS/M	<p>M-3L.2 As per the requirements of LADOT, LAUSD shall submit a Traffic Construction Management Plan for review and approval by LADOT prior to start of any construction work. The Plan will show the location of any roadways or sidewalk closures, traffic detours, haul routes, hours of operation, protective devices, warning signs and access to abutting properties.</p>	Less than significant.

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		<p>M-3L.3 The short term parking demand for drop-off and pick-up activities shall be accommodated off-street on the campus. To ensure that sufficient curb space is available for the elementary school's loading and unloading activities in Alternative 3 or Alternative 4, it is recommended that the project provide sufficient roadway widening to accommodate drop-off/pick-up activities and that a passenger loading zone be established by installing signs along the north side of West 8th Street on the project frontage. The sign shall read "Passenger Loading Only 7AM to 9 AM, 11 AM to 12 Noon, 2 PM to 5 PM, 5 Minute Limit School Days" or whatever times are deemed appropriate by the District and the City. The precise locations and lengths of the restricted on-street parking zones shall be determined by the District, subject to approval by the LADOT.</p> <p>M-3L.4 The LAUSD shall request that the City install school bus loading signs for special education buses. The signs for the school bus loading zone should state: "TOW-AWAY, NO STOPPING, 7 AM to 5 PM, SCHOOL DAYS, SCHOOL BUSES EXCEPTED" or other notice as deemed appropriate by LAUSD and the City. The precise location and length of these zones shall be determined by the LAUSD and subject to approval by the LADOT.</p>	
3L4. The proposed project has the potential to increase safety hazards to pedestrians and students from existing or proposed design	LTS/M	M-3L.5 Six months prior to opening the new learning center, LAUSD will coordinate with LADOT's Citywide Traffic Control Programs Section to prepare a "Pedestrian Routes to School" map.	Less than significant.

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features that result in pedestrian-vehicle conflicts.		<p>M-3L.6 Four months prior to opening the learning center, LAUSD's School Traffic and Safety Education Section will request LADOT's Central District Office to coordinate the installation of appropriate traffic controls, school warning and speed limit signs, school crosswalks and pavement markings, passenger loading zones and school bus loading zones.</p> <p>M-3L.7 After the learning center opens, LAUSD will coordinate with LADOT's Crossing Guard Operations Section to investigate any request for crossing guards.</p>	
3L5. The proposed project would have adequate emergency access.	LTS	No mitigation is required.	Less than significant.
3L6. The proposed project would not exceed either individually or cumulatively exceed the LOS standard established by the CMP.	LTS	No mitigation is required.	Less than significant.
3L7. The proposed project and other area projects together have the potential to cumulatively significantly impact area traffic.	S	No mitigation is available.	Impacts would remain significant and unavoidable.

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