

I. EXECUTIVE SUMMARY

In accordance with California Environmental Quality Act (CEQA) Guidelines Section 15123, this section of the Draft Environmental Impact Report (Draft EIR) contains an overview of the purpose and intended use of the Draft EIR, a summary of the proposed Jordan Downs Specific Plan (proposed project), and its potential environmental effects. Also included in this section is a description of the public review process for the Draft EIR.

A. PURPOSE OF THIS REPORT

The purpose of an EIR, as defined in Section 15121 (a) of the State Guidelines for the implementation of CEQA (California Code of Regulations (CCR), Title 14, Division 6, Chapter 3, “Guidelines”) is to “inform public agency decision-makers and the public generally of the significant environmental effects of a project, identify possible ways to minimize the significant effect and describe reasonable alternatives to the project.” This document assesses the significant adverse impacts, including unavoidable adverse impacts and cumulative impacts, related to the implementation of the proposed project. Where there is potential for a significant adverse effect, this report identifies mitigation measures or alternatives that would either eliminate the impact or reduce the effect to a less-than-significant level. This report also identifies those significant adverse effects that may be unavoidable even after the implementation of feasible mitigation or feasible project alternatives, if any.

This EIR was prepared at the direction and under the supervision of the City of Los Angeles Department of City Planning (DCP) and the Housing Authority of the City of Los Angeles (HACLA) to assist both DCP and Local Agency Formation Commission for the County of Los Angeles (LAFCO) in making decisions with regards to the adoption and implementation of the Jordan Downs Specific Plan, as well as the annexation of approximately 41.74 acres of land from unincorporated Los Angeles County to the City of Los Angeles. This EIR is intended to inform DCP, HACLA, LAFCO, Jordan Downs residents, and the general public of the potential significant environmental effects associated with the implementation of the Specific Plan.

This EIR has been prepared in accordance with State CEQA Guidelines, as amended to date. Specifically this document evaluates the environmental effects that could result from implementation of the proposed project. The following topic areas are addressed in this EIR.

- IV.A Aesthetics
- IV.B Agricultural Resources
- IV.C Air Quality
- IV.D Biological Resources
- IV.E Cultural Resources
- IV.F Energy
- IV.G Geology and Soils
- IV.H Hazards and Hazardous Materials
- IV.I Hydrology and Water Quality
- IV.J Land Use and Planning
- IV.K Mineral Resources
- IV.L Noise and Vibration
- IV.M Population, Housing, and Employment
- IV.N Public Services
- IV.O Recreation
- IV.P Traffic and Transportation
- IV.Q Utilities and Service Systems

B. LEAD AGENCY

In accordance with Section 15367 of the State CEQA Guidelines the lead agency for the proposed project is the City of Los Angeles DCP. The lead agency is “the public agency which has the principal responsibility for carrying out or approving the project.” Contact information for the DCP is presented below:

Louie Rodriguez, Project Manager
City of Los Angeles Department of City Planning
Community Planning Bureau
200 N. Spring Street, Room 667
Los Angeles, CA 90012
louie.rodiguez@lacity.org

C. RESPONSIBLE AGENCIES

In accordance with Section 15381 of the State CEQA Guidelines, the responsible agencies for the proposed project are HACLA and LAFCO. HACLA is the responsible agency that proposes to carry out the proposed project and LAFCO is the responsible agency that must approve the annexation of 41.74 acres of land located within unincorporated Los Angeles County to the City of Los Angeles before the properties can be included in the Jordan Downs Specific Plan. Contact information for HACLA and LAFCO is presented below:

Jennifer Thomas Arthurs, Community Development Manager
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Housing Authority of the City of Los Angeles
2600 Wilshire Boulevard
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Local Agency Formation Commission for Los Angeles County
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D. PUBLIC REVIEW AND COMMENTS

The DCP prepared a Notice of Preparation (NOP) for the proposed project to solicit comments regarding the scope, content, and specificity of the EIR from all interested parties requesting notice, responsible agencies, agencies with jurisdiction by law, trustee agencies, and involved agencies. The NOP was received and circulated by the State Clearinghouse (SCH) for a period of 30 days beginning February 2, 2010. The comment period was then extended through March 31, 2008 to provide additional opportunity for interested parties to comment on the scope of the EIR. The DCP also convened a public scoping meeting on February 20, 2010 at the David Starr Jordan High School. A copy of the NOP and written comments received by the DCP is included in Appendix A of this document.

In accordance with Sections 15087 and 15105 of the State CEQA Guidelines, this Draft EIR will be circulated for a 45-day public review period. The public is invited to comment in writing on the information contained in this document. Persons and agencies commenting are encouraged to provide information that they believe is missing from the Draft EIR and to identify where the information can be

obtained. All comment letters received will be responded to in writing, and the comment letters, together with the responses to those comments, will be included in the Final EIR.

Comment letters should be sent to:

Louie Rodriguez, Project Manager
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200 N. Spring Street, Room 667
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E. SUMMARY OF THE PROPOSED PROJECT

Over the past year, HACLA has engaged community stakeholders and residents of the Jordan Downs public housing complex in a master plan process by conducting workshops and meetings to develop the Jordan Downs Master Plan (Master Plan). The Master Plan was certified by the HACLA Board of Commissioners on January 15, 2010. The DCP has since prepared the Jordan Downs Specific Plan (Specific Plan or proposed project) to serve as the implementation tool for the Master Plan. The adoption of the Specific Plan is required to modify the existing zoning designations and establish design guidelines within the Specific Plan area to accommodate the development envisioned in the Master Plan. In the development of the Specific Plan, the DCP has included publicly- and privately-owned properties located within unincorporated Los Angeles County adjacent to the existing Jordan Downs housing complex. LAFCO must approve the annexation of the properties within unincorporated Los Angeles County by the City of Los Angeles in order for them to be included in the Specific Plan.

The approximately 118.5-acre Specific Plan area is generally bounded by 97th Street to the north, Alameda Street to the east, 103rd Street to the south, and Grape Street to the west. Although the majority of the Specific Plan area is within the Southeast Los Angeles Community Plan Area (CPA) of the City of Los Angeles, approximately 41.74 acres are within unincorporated Los Angeles County. The Specific Plan area is surrounded by a residential neighborhood consisting primarily of one- and two-story single-family residences with some one-way streets to the north, west, and south. To the east of the Specific Plan area, facing Alameda Street, are mainly industrial uses, separated from the adjoining communities by the ten-mile-long Alameda Corridor railroad trench.

Implementation of the Specific Plan would replace the existing 700 Jordan Downs public housing units, one-for-one, and build up to 1,100 additional affordable and market rate units built in a variety of residential building types, including townhouses and stacked flats in multiple and varied configurations. The 1,800 residential units include 700 public housing units, 700 affordable rental units, which include 100 senior housing units, and 400 ownership market rate condominium units. In addition, implementation of the Specific Plan could also include up to 522,000 gross square feet (gsf) of employment uses. Specifically, 502,000 gsf of commercial, retail and light industrial space would be located on approximately seven acres along Alameda Street, and 20,000 gsf of community-serving retail and services would be located in mixed-use buildings along the Century Boulevard extension and at Croesus Avenue at 103rd Street. Up to 230,000 gsf of new commercial and retail space would be developed on HACLA-owned property, and an additional 292,000 gsf of commercial and light industrial uses could also be developed on the Los Angeles Unified School District (LAUSD) owned and privately-owned parcels along Alameda Street.

Table I-1 provides a general breakdown of the existing and proposed land use program for the Specific Plan area. As shown, the HACLA-owned properties are currently developed with 138,000 gsf of industrial land uses. Similarly, the LAUSD owned and privately-owned properties are presently developed with 124,000 gsf of industrial land uses. Therefore, implementation of the proposed project would result in the addition of 260,000 gsf of new employment uses. Similarly, the existing Jordan Downs Recreation center, which is approximately 7,000 gsf, would be replaced with a new Family Resource Center. Therefore, implementation of the proposed project would result in the addition of 63,000 gsf of additional community facilities. As discussed below, the Specific Plan also identifies two potential locations for a new elementary school and an expansion to Jordan High School which could accommodate up to 1,400 additional students. In addition, there are currently 3.16 acres of parks and open space areas associated with the existing recreation center. Therefore, implementation of the proposed project would provide an additional 5.79 acres of parks and public open space.

A new central park would be the center of a network of parks, greenways, and other open spaces for use by the residents and the Watts community. The central park would cover over six acres and would include a variety of passive and active recreational areas. The central park would be the symbolic front lawn of a new Family Resource Center and would be lined with mixed-use residential buildings and community amenities, including a new community center and a joint-use gymnasium. The Family Resource Center would anchor the redeveloped Specific Plan area and would house family-oriented services and activities, provide learning opportunities, and serve as a central gathering place for the neighborhood. In addition, Mudtown Farms would remain as a community gathering space and garden.

The Specific Plan also identifies two potential locations for a new elementary school and an expansion to Jordan High School. The new elementary school site, which is planned for 550 to 650 students, would potentially be located on a three-acre parcel between 97th and 99th Streets, just east of Croesus Avenue. The high school expansion site would potentially be located adjacent to Jordan High School to the southwest, on a three-acre parcel along 103rd Street. The new high school expansion site is planned for 500 to 750 students, and would form an educational campus with Jordan High School. If either of these school options are implemented, the total number of residential units would remain the same; however, the residential units would be redistributed more densely over the Specific Plan area.

F. SUMMARY OF POTENTIAL ENVIRONMENTAL IMPACTS

This EIR has been prepared to analyze the potential significant environmental impacts associated with the construction and long-term operation of the proposed project and to identify mitigation measures capable of avoiding or substantially reducing adverse impacts of the proposed project. To satisfy the requirements of the CEQA, and to assist the City of Los Angeles, interested citizens and community organizations in understanding the findings of the EIR, potential impacts of the proposed project have been divided into three categories: unavoidable significant adverse impacts, significant impacts that can be mitigated to less-than-significant levels, and impacts which are less than significant or nonexistent when compared to the environmental impact thresholds identified in this report. The criteria for the determination of a significant impact in each environmental topic area are discussed in Chapter IV Environmental Impacts (Sections IV.A through IV.Q).

As required by CEQA, mitigation measures are identified that would avoid or substantially reduce the level of all identified significant adverse impacts to the extent feasible. However, certain significant adverse environmental impacts cannot be reduced to a level below significance, even with application of the identified mitigation measures. Such impacts are identified as “unavoidable significant impacts.” **Table I-2** provides a summary of impacts and mitigation measures discussed in Chapter IV Environmental Impacts of this EIR.

TABLE I-1: SPECIFIC PLAN PROGRAM SUMMARY	
Uses	Quantity
Residential (Multi-Family)	
Existing	
Jordan Downs Public Housing Complex	700 dwelling units
<i>Total Existing Residential Development</i>	<i>700 dwelling Units</i>
Proposed	
Rentals (includes 100 senior units)	1,400 Units
Condominiums	400 Units
Total Proposed Residential Development	1,800 Units
Less Existing Residential Development	(700) units
Net Increase of Residential Development	1,100 Units
Commercial/Retail/Light Industrial (Employment Uses)	
A. HACLA-Owned Properties	
Existing	
Commercial/Light Industrial	138,000 gsf
<i>Total HACLA-Owned Existing Employment Uses</i>	<i>138,000 gsf</i>
Proposed	
Commercial/Retail	210,000 gsf
Mixed Use (Community Serving Retail and/or Services)	20,000 gsf
<i>Total Proposed HACLA-Owned Employment Uses</i>	<i>230,000 gsf</i>
B. LAUSD and Privately-Owned Properties	
Existing	
Commercial/Light Industrial	124,000 gsf
<i>Total LAUSD and Privately-Owned Existing Employment Uses</i>	<i>124,000 gsf</i>
Proposed	
Commercial/Light Industrial	292,000 gsf
<i>LAUSD and Privately-Owned Total Proposed Employment Uses</i>	<i>292,000 gsf</i>
Total A+B Proposed Employment Uses	522,000 gsf
Less A+B Existing Employment Uses	(262,000) gsf
Net Increase of Employment Uses	260,000 gsf
Community Facilities	
Existing	
Jordan Downs Recreation Center building	7,000 gsf
<i>Total Existing Community Facilities</i>	<i>7,000 gsf</i>
Proposed	
Family Resource Center	50,000 gsf
Joint-use Gymnasium	17,000 gsf
Pool	3,000 gsf
Total Proposed Community Facilities	70,000 gsf
Less Existing Community Facilities	(7,000) gsf
Net Increase of Community Facilities	63,000 gsf
Schools	
Existing	
David Starr Jordan High School	1,832 Students
<i>Total Existing Student Population</i>	<i>1,832 Students</i>
Proposed	
Elementary School	650 Students
High School Expansion	750 Students
Total Proposed Student Population	1,400 Students
Plus Existing Student Population	1,832 students
Total Student Population	3,232 Students
Parks and Public Open Spaces	
Existing	
Jordan Downs Recreation Center	3.16 acres
<i>Total Existing Parks and Public Open Space</i>	<i>3.16 acres</i>
Proposed	
Central Park	6.38 acres
Other Open Space and Plazas	2.57 acres
Total Proposed Parks and Public Open Spaces	8.95 acres
Less Existing Parks and Public Open Space	(3.16) acres
Net Increase of Parks and Open Space	5.79 acres
SOURCE: WRT Soloman E.T.C., 2010.	

TABLE I-2: SUMMARY OF IMPACTS AND MITIGATION MEASURES			
Topic	Potential Significant Impacts	Mitigation Measures	Significance After Mitigation
IV.A AESTHETICS			
Visual Character	Implementation of the proposed project would alter the visual character of the Specific Plan area during construction and operation.	<p>AE1 Temporary fencing (e.g., chain linked or wood) with screening material shall be used around the perimeter of a development site to buffer views of construction equipment and materials. In addition, the following fencing requirements shall be implemented:</p> <ul style="list-style-type: none"> The applicant shall affix or paint a plainly visible sign, on publically accessible portions of the construction barriers, with the following language: "POST NO BILLS". Such language shall appear at intervals of no less than 25 feet along the length of the publically accessible portions of the barrier. The applicant shall be responsible for maintaining the visibility of required signage and for maintaining the construction barrier free and clear of any unauthorized signs within 48 hours of occurrence. A sign shall be posted with the contact number of the construction manager so that he/she may address safety and other issues related to construction. <p>AE2 HACLA shall ensure through appropriate postings and daily visual inspections that no unauthorized materials are posted on any temporary construction barriers or temporary pedestrian walkways, and that such temporary barriers and walkways are maintained in a visually attractive manner throughout the construction period.</p> <p>AE3 The proposed project shall incorporate design features to lessen the visual contrast with existing residences on 97th and Grape Streets. The design features to be implemented include, but are not limited to, varying building height, sloped roof design, and landscaping, all of which shall be consistent with the proposed project elevations as described in Chapter III Project Description, as well as in this section.</p> <p>AE4 The buildings constructed along 97th Street that exceed 30 feet in height shall be designed either with increased (greater than 10 feet) setbacks or with a sloped</p>	Less than significant

TABLE I-2: SUMMARY OF IMPACTS AND MITIGATION MEASURES			
Topic	Potential Significant Impacts	Mitigation Measures	Significance After Mitigation
		roof for the first level and a second level that is stepped back to create a more visually consistent street view.	
Views and Vistas	Implementation of the proposed project would not affect valued views or vistas because there are none in the Specific Plan area or its vicinity.	No mitigation measures are required.	Less than significant
Scenic Resources	Implementation of the proposed project would not degrade any scenic resources in the vicinity of the Specific Plan area, because there are none in the Specific Plan area or its vicinity.	No mitigation measures are required.	Less than significant
Shade and Shadows	Implementation of the proposed project would result in residential buildings ranging from three to eight stories in height. These buildings would cast shadows within the Specific Plan area as well as the front yards of residents along 97 th Street.	Implementation of Mitigation Measures AE3 and AE4 would incorporate building step-backs that would reduce the length of the shadows cast on residences on the north side of 97th Street located to the east and west of Croeseus Avenue. Nevertheless, as shadows would be cast on these properties for a period of more than three hours, a significant and unavoidable impact would result.	Unavoidable significant

TABLE I-2: SUMMARY OF IMPACTS AND MITIGATION MEASURES			
Topic	Potential Significant Impacts	Mitigation Measures	Significance After Mitigation
Light and Glare	Implementation of the proposed project could create new sources of light from exterior building illumination and lighted recreation/athletic facilities, as well as glare from reflective building surfaces or the headlights of increased vehicular traffic.	<p>AE5 Lighting fixtures constructed as part of the proposed project shall be oriented and focused onto the specific onsite location intended for illumination (e.g., parking lots, driveways, and walkways) and shielded away from adjacent sensitive uses (e.g., schools, other residential properties) and public rights of way to minimize light spillover onto off-site areas</p> <p>AE6 Where appropriate and feasible, incorporate project design features to shield light and/or glare from vehicles entering or existing parking lots and structures that face sensitive uses by providing barriers so that light from vehicle headlights would not illuminate off-site sensitive uses.</p> <p>AE7 Where appropriate and feasible, incorporate project design features to provide landscaping, physical barriers, screening, or other buffers to minimize project-generated illumination from entering off-site areas and to prevent glare or interfere with vehicular traffic.</p> <p>AE8 Where appropriate and feasible, locate and orient driveways into parking lots, parking structures, and semi-subterranean garages in a manner that will not result in headlights from vehicles entering or exiting the parking areas directly lighting any off-site sensitive uses.</p> <p>AE9 Where appropriate and feasible, proposed new structures shall be designed to maximize the use of textured or other non-reflective exterior surfaces and non-reflective glass.</p>	Less than significant
Cumulative Impacts	Implementation of the proposed project would not contribute to a cumulatively considerable impact on aesthetics.	No mitigation measures are required.	Less than significant

TABLE I-2: SUMMARY OF IMPACTS AND MITIGATION MEASURES			
Topic	Potential Significant Impacts	Mitigation Measures	Significance After Mitigation
IV.B AGRICULTURAL RESOURCES			
Conversion of Farmland or Forest land	Implementation of the proposed project would not involve the conversion of farmland or forest land to non-agricultural uses, nor conflict with existing zoning for agricultural or forest land uses.	No mitigation measures are required.	Less than significant
Cumulative Impacts	Implementation of the proposed project would not contribute to a cumulatively considerable impact on agricultural resources	No mitigation measures are required.	Less than significant
IV.C AIR QUALITY			
Construction Regional Emissions	Construction of the proposed project would create air quality impacts through the use of heavy-duty construction equipment and through vehicle trips generated by construction workers.	<p>AQ1 The construction area and all accessible areas (public streets, sidewalks, etc.) within 100 feet of the Specific Plan area shall be swept (preferably with water sweepers) and watered at least twice daily.</p> <p>AQ2 Construction contractors shall utilize at least one of the following measures at each vehicle egress from the Specific Plan area to a paved public road:</p> <ul style="list-style-type: none"> • Install a pad consisting of washed gravel maintained in clean condition to a depth of at least six inches and extending at least 30 feet wide and at least 50 feet long; • Pave the surface extending at least 100 feet and at least 20 feet wide; • Utilize a wheel shaker/wheel spreading device consisting of raised dividers at least 24 feet long and 10 feet wide to remove bulk material from tires and vehicle undercarriages; or • Install a wheel washing system to remove bulk material from tires and vehicle undercarriages. <p>AQ3 Site access points shall be swept/washed within thirty minutes of visible dirt deposition. Street sweepers that comply with SCAQMD Rule 1186 and 1186.1 shall be used to sweep site access points or reclaimed water shall be used to wash site access points.</p>	Unavoidable significant

TABLE I-2: SUMMARY OF IMPACTS AND MITIGATION MEASURES			
Topic	Potential Significant Impacts	Mitigation Measures	Significance After Mitigation
		<p>AQ4 All haul trucks hauling soil, sand, and other loose materials shall be covered (e.g., with tarps or other enclosures that would reduce fugitive dust emissions).</p> <p>AQ5 Construction contractors activity on unpaved surfaces shall be suspended when winds exceed 25 miles per hour.</p> <p>AQ6 Heavy-duty equipment operations shall be suspended during first and second stage smog alerts.</p> <p>AQ7 Ground cover in disturbed areas shall be replaced as quickly as possible.</p>	
Construction Local Emissions	Construction of the proposed project would exceed the significance thresholds for PM _{2.5} and PM ₁₀ at off- and on-site sensitive receptors.	<p>AQ8 Construction contractors shall utilize super-compliant architectural coatings as defined by the SCAQMD (VOC standard of less than ten grams per liter¹).</p> <p>AQ9 Construction contractors shall utilize materials that do not require painting, as feasible.</p> <p>AQ10 Construction contractors shall use pre-painted construction materials, as feasible.</p> <p>AQ11 Contractors shall maintain equipment and vehicle engines in good condition and in proper tune per manufacturers' specifications.</p> <p>AQ12 All diesel-powered construction equipment shall meet USEPA Tier 2 or higher emissions standards according to the following schedule:</p> <ul style="list-style-type: none"> • April 1, 2010, to December 31, 2011: All offroad diesel-powered construction equipment greater than 50 horsepower shall meet Tier 2 offroad emissions standards. In addition, all construction equipment shall be outfitted with the BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 2 or Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations. • January 1, 2012, to December 31, 2014: All offroad diesel-powered construction equipment greater than 	Unavoidable significant

¹SCAQMD, Super-Compliant Architectural Coatings Manufacturers and Industrial Maintenance Coatings List, <http://www.aqmd.gov/prdas/Coatings/super-compliantlist.htm>.

TABLE I-2: SUMMARY OF IMPACTS AND MITIGATION MEASURES			
Topic	Potential Significant Impacts	Mitigation Measures	Significance After Mitigation
		<p>50 horsepower shall meet Tier 3 offroad emissions standards. In addition, all construction equipment shall be outfitted with BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.</p> <ul style="list-style-type: none"> • Post-January 1, 2015: All offroad diesel-powered construction equipment greater than 50 horsepower shall meet the Tier 4 emission standards, where available. In addition, all construction equipment shall be outfitted with BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations. <p>AQ13 Construction contractors shall use electricity from power poles rather than temporary gasoline or diesel power generators, as feasible.</p> <p>AQ14 Heavy-duty trucks shall be prohibited from idling in excess of five minutes, both on- and off-site.</p> <p>AQ15 Construction parking shall be configured to minimize traffic interference.</p> <p>AQ16 Construction activity that affects traffic flow on the arterial system shall be limited to off-peak hours.</p> <p>AQ17 Construction contractors shall coordinate with administrators at David Starr Jordan High School, Florence Griffith Joyner Elementary School, and Weigand Elementary School and to minimize student exposure to air pollution during periods of heavy construction activity (e.g., grading and excavation).</p>	

TABLE I-2: SUMMARY OF IMPACTS AND MITIGATION MEASURES			
Topic	Potential Significant Impacts	Mitigation Measures	Significance After Mitigation
Construction Toxic Air Contaminants	Construction of the proposed project would not result in a long-term source of Toxic Air Contaminant emissions.	No mitigation measures are required.	Less than significant
Construction Odor	Construction of the proposed project would not cause an odor nuisance.	No mitigation measures are required.	Less than significant
Operational Regional Emissions	Operational emissions would result in a potentially significant regional operations impact.	<p>AQ18 Informational signs shall be provided that locate nearby public transportation options.</p> <p>AQ19 The surface parking area for the employment uses shall provide charging stations for electric vehicles.</p> <p>AQ20 Equipment (e.g., forklifts and carts) used during operations of the employment uses shall use alternative power (e.g., electricity or propane) instead of diesel fuels.</p> <p>AQ21 Delivery trucks shall be prohibited from idling in excess of five minutes.</p> <p>AQ22 The Applicant shall require by contract specifications that electrical outlets are included in the building design of the loading docks to allow use by refrigerated delivery trucks. If loading and/or unloading of perishable goods would occur for more than five minutes, and continual refrigeration is required, all refrigerated delivery trucks shall use the electrical outlets to continue powering the truck refrigeration units when the delivery truck engine is turned off.</p> <p>AQ23 Automatic lighting on/off controls and energy-efficient lighting shall be installed at the employment uses.</p>	Unavoidable significant
Operational Local Emissions	Implementation of the proposed project would not result in a significant increase in localized air quality emissions.	No mitigation measures are required.	Less than significant

TABLE I-2: SUMMARY OF IMPACTS AND MITIGATION MEASURES			
Topic	Potential Significant Impacts	Mitigation Measures	Significance After Mitigation
Operational Toxic Air Contaminants	Implementation of the proposed project would locate new residential land uses near proposed and existing light industrial land uses as well as the Alameda Corridor rail line, both of which could potentially expose residents to a variety of Toxic Air Contaminants, including diesel particulate matter.	AQ24 Residential units shall include Heating, Ventilation, and Air Conditioning Systems with a minimum efficiency reporting value of 13.	Less than significant
Operational Odors	Implementation of the proposed project would not result in activities that create objectionable odors.	No mitigation measures are required.	Less than significant
GHG Emissions	Implementation of the proposed project would result in GHG emissions exceeding the 4.6 metric tons of CO2 per year per service population significance threshold.	AQ25 HACL A shall continue coordinating with responsible agencies to study ways to increase job opportunities and regional transit in the vicinity of the Specific Plan area.	Unavoidable significant
IV.D BIOLOGICAL RESOURCES			
Candidate, Sensitive, or Special Status Species	Implementation of the proposed project would not have a substantially adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species.	No mitigation measures are required.	Less than significant
Wildlife Corridors	Implementation of the proposed project would not substantially interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors.	No mitigation measures are required.	Less than significant

TABLE I-2: SUMMARY OF IMPACTS AND MITIGATION MEASURES			
Topic	Potential Significant Impacts	Mitigation Measures	Significance After Mitigation
Wetlands	Implementation of the proposed project would not result in significant impacts related to wetlands.	No mitigation measures are required.	Less than significant
Migratory Fish or Wildlife	Implementation of the proposed project would result in the removal of several ornamental trees from the Specific Plan area that could have the potential to provide habitat for migratory birds.	BR1 Ground-disturbing and vegetation removal activities associated with construction of the project shall be performed outside of the breeding season for birds, or between September 1 and January 31. If these project activities cannot be implemented during this time period, the City should retain a qualified biologist to perform preconstruction nest surveys to identify active nests within and adjacent to (up to 500 feet) the project area. If the preconstruction survey is conducted early in the nesting season (February 1–March 15) and nests are discovered, a qualified biologist may remove the nests only after it has been determined that the nest is not active (i.e., the nest does not contain eggs, nor is an adult actively brooding on the nest). Any active non-raptor nests identified within the project area or within 300 feet of the project area should be marked with a 300-foot buffer, and the buffer area would need to be avoided by construction activities until a qualified biologist determines that the chicks have fledged. Active raptor nests within the project area or within 500 feet of the project area should be marked with a 500-foot buffer and the buffer avoided until a qualified biologist determines that the chicks have fledged. If the 300-foot buffer for non-raptor nests or 500-foot buffer for raptor nests cannot be avoided during construction of the project, the City should retain a qualified biologist to monitor the nests on a daily basis during construction to ensure that the nests do not fail as the result of noise generated by the construction. The biological monitor shall be authorized to halt construction if the construction activities cause negative effects, such as the adults abandoning the nest or chicks falling from the nest.	Less than significant

TABLE I-2: SUMMARY OF IMPACTS AND MITIGATION MEASURES			
Topic	Potential Significant Impacts	Mitigation Measures	Significance After Mitigation
Tree Preservation	Implementation of the proposed project would not result in the removal of any trees protected by the City of Los Angeles' Tree Preservation Ordinance.	No mitigation measures are required.	Less than significant
Cumulative Impacts	Implementation of the proposed project would not contribute to a cumulatively considerable loss of open space, habitat or other biological resources.	No mitigation measures are required.	Less than significant
IV.E CULTURAL RESOURCES			
Historical Resources	Implementation of the proposed project could result in modifications to David Starr Jordan High School, which is listed on the California Register and eligible for listing on the NRHP. Modification to the high school could result in a potentially significant impact.	<p>CR1 To ensure that historic buildings are appropriately renovated and maintained, the preservation, rehabilitation, restoration, reconstruction or adaptive reuse of known historic resources shall meet the U.S. Secretary of the Interior's Standards for Rehabilitation (Secretary's Standards). Any proposal to preserve, rehabilitate, restore, reconstruct, or adaptively reuse a known historic resource in accordance with the Interior Secretary's Standards shall be deemed to not be a significant impact under CEQA and, in such cases, no additional mitigation measures will be required.</p> <p>CR2 The Applicant shall work with qualified preservation professionals to ensure Standards-compliant projects, including the design of rehabilitation project, compatibility of new construction with historic structures, and periodic site visits to monitor construction adjacent to historic structures to ensure that such activities comply with the Secretary of the Interior's Standards. Historic professionals shall meet the National Park Service standards.²</p>	Less than significant

²U.S. Department of the Interior, National Park Service, *Archeology and Historic Preservation: Secretary of the Interior's Professional Qualifications Standards*, http://www.nps.gov/history/local-law/arch_stnds_9.htm, Accessed July 8, 2010.

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Topic	Potential Significant Impacts	Mitigation Measures	Significance After Mitigation
Archaeological Resources	Implementation of the proposed project could result in the disturbance of buried archaeological resources including human remains. This would be a potentially significant impact.	CR3 If a unique archeological resource is discovered during project construction activities, work in the area shall cease and deposits shall be treated in accordance with federal, State and local guidelines, including those set forth in California Public Resources Code Section 21083.2. In addition, if it is determined that an archeological site is a historical resource, the provisions of Section 21084.1 of the Public Resources Code and State CEQA Guidelines Section 15064.5 would be implemented.	Less than significant
Paleontological Resources	Implementation of the proposed project could result in the discovery of previously buried paleontological resources. This would be a potentially significant impact.	CR4 A qualified paleontologist shall be retained to perform periodic inspections of excavation and grading activities where excavations of older soils may occur. The services of a qualified paleontologist shall be secured by contacting the Natural History Museum of Los Angeles County. The frequency of inspections will be based on consultation with the paleontologist and will depend on the rate of excavation and grading activities, the materials being excavated, and if found, the abundance and type of fossils encountered. Monitoring shall consist of visually inspecting fresh exposures of rock for larger fossil remains and, where appropriate, collecting wet or dry screened sediment samples of promising horizons for smaller fossil remains. If a potential fossil is found, the paleontologist shall be allowed to temporarily divert or redirect grading and excavation activities in the area of the exposed fossil to facilitate evaluation and, if necessary, salvage. At the paleontologist's discretion and to reduce any construction delay, the grading and excavation contractor shall assist in removing rock samples for initial processing. Any fossils encountered and recovered shall be prepared to the point of identification and catalogued before they are donated to their final repository. Any fossils collected should be donated to a public, nonprofit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County. Accompanying notes, maps, and photographs shall also be filed at the repository. If fossils are found, following the completion of the above tasks, the paleontologist shall prepare a report summarizing the results of the monitoring	Less than significant

TABLE I-2: SUMMARY OF IMPACTS AND MITIGATION MEASURES			
Topic	Potential Significant Impacts	Mitigation Measures	Significance After Mitigation
		and salvaging efforts, the methodology used in these efforts, as well as a description of the fossils collected and their significance. The report shall be submitted by the applicant to the lead agency, the Natural History Museum of Los Angeles County, and representatives of other appropriate or concerned agencies to signify the satisfactory completion of the project and required mitigation measures.	
Cumulative Impacts	Implementation of the proposed project would not contribute to a cumulatively considerable impact on cultural resources.	No mitigation measures are required.	Less than significant
IV.F ENERGY			
Construction Petroleum Resources	Construction of the proposed project would involve trucks and equipment that would use petroleum products, however, petroleum usage would not increase the need for additional petroleum supplies.	No mitigation measures are required.	Less than significant
Construction Electricity Resources	Construction of the proposed project would involve a temporary increase in electricity usage associated with the construction activities; however, electricity usage would be offset by the reduction in electricity consumption resulting from the demolition of existing uses.	No mitigation measures are required.	Less than significant

TABLE I-2: SUMMARY OF IMPACTS AND MITIGATION MEASURES			
Topic	Potential Significant Impacts	Mitigation Measures	Significance After Mitigation
Construction Natural Gas Resources	Construction of the proposed project would not require the usage of natural gas; however, natural gas pipelines could be encountered during excavation and trenching. HACL A would contact SoCalGas prior to commencing any earth-moving activities to avoid any impacts to existing natural gas infrastructure.	No mitigation measures are required.	Less than significant
Operational Petroleum Resources	Implementation of the proposed project would not result in the inefficient use of petroleum products	No mitigation measures are required.	Less-than-significant
Operational Electricity Resources	Implementation of the proposed project would not cause the need for construction of new or expansion of existing electricity resources, however, it may require an on-site transformation facility to supply electricity to the Specific Plan area.	<p>E1 HACL A shall coordinate with LADWP to determine the specific on-site electricity transformation facility requirements for the proposed project.</p> <p>E2 HACL A shall coordinate with LADWP to determine if any required improvements to the LADWP electricity distribution system are needed to accommodate the proposed project. HACL A shall create a fund to finance the costs of infrastructure improvements to the electricity distribution system to accommodate the proposed project. The type, quantity, and costs of any required infrastructure improvements shall be set forth in a Memorandum of Understanding (MOU) that shall be agreed on by HACL A and LADWP.</p> <p>E3 HACL A shall incorporate into building and electrical plans any necessary on-site transformation facility infrastructure and be subject to review and approval by the LADWP prior to construction.</p> <p>E4 HACL A shall incorporate into the guidelines of the Specific Plan electrical generating solar panels for streetscape pedestrian lighting, gateway lighting, and other passive outdoor lighting</p>	Less than significant

TABLE I-2: SUMMARY OF IMPACTS AND MITIGATION MEASURES			
Topic	Potential Significant Impacts	Mitigation Measures	Significance After Mitigation
Operational Natural Gas Resources	Implementation of the proposed project would intensify the use of existing natural gas connections and other off-site distribution facilities and would require improvements to existing natural gas connections and off-site distribution facilities.	<p>E5 HACL A shall coordinate with SoCalGas to determine if any required improvements to the SoCalGas natural gas distribution system are needed to accommodate the proposed project. HACL A shall create a fund to finance the costs of infrastructure improvements to the SoCalGas natural gas distribution system to accommodate the proposed project. The type, quantity, and costs of the infrastructure improvements shall be in agreed on in accordance with SoCalGas' policies and extension rules on file with the California Public Utilities Commission at the time contractual agreements are made.</p> <p>E6 Building and natural gas connection plans shall be subject to review and approval by the SoCalGas prior to construction.</p> <p>E7 HACL A shall set aside a percentage of roof floor area for installation of water heating solar panels.</p>	Less than significant
Cumulative Impacts	Implementation of the proposed project would not contribute to a cumulatively considerable impact on energy resources.	Mitigation Measures E1 through E7	Less than significant
IV.G GEOLOGY AND SOILS			
Seismicity	Implementation of the proposed project could result in impacts related to seismicity (i.e., fault rupture, Ground Shaking, Liquefaction and Landslides)	<p>GS1 Seismic design for structures and foundations shall comply with the most current seismic building code standards for site-specific soil conditions.</p> <p>GS2 The proposed project shall demonstrate compliance with specific recommendations for grading guidelines, foundation design, retaining wall design, temporary excavations, slabs on grade, site drainage, design review, construction monitoring and geotechnical testing to the satisfaction of the City of Los Angeles Department of Building and Safety, as conditions to issuance of any grading and building permits.</p>	Less than significant

TABLE I-2: SUMMARY OF IMPACTS AND MITIGATION MEASURES			
Topic	Potential Significant Impacts	Mitigation Measures	Significance After Mitigation
Erosion	Implementation of the proposed project could result in impacts related to soil erosion due to excavation and development.	<p>GS3 During inclement periods of the year, when rain is threatening (between November 1 and April 15 per the Los Angeles Building Code, Sec. 7002.), an erosion control plan that identifies BMPs shall be implemented to the satisfaction of the City of Los Angeles Department of Building and Safety to minimize potential erosion during construction. The erosion control plan shall be a condition to issuance of any grading permit.</p> <p>GS4 To the extent feasible, grading shall be scheduled for completion prior to the start of the rainy season (between November 1 and April 15 per the Los Angeles Building Code, Sec. 7002), or detailed temporary erosion control plans shall be implemented in a manner satisfactory to the City of Los Angeles Department of Building and Safety.</p> <p>GS5 Appropriate erosion control and drainage devices shall be incorporated to the satisfaction of the City of Los Angeles Department of Building and Safety. Such measures include interceptor terraces, berms, vee-channels, and inlet and outlet structures.</p> <p>GS6 Provisions shall be made for adequate surface drainage away from the areas of excavation as well as protection of excavated areas from flooding. The grading contractor shall control surface water and the transportation of silt and sediment.</p>	Less than significant
Cumulative Impacts	Implementation of the proposed project would not contribute to a cumulatively considerable impact related to geology and soils	Mitigation Measures GS1 through GS6	Less than significant

TABLE I-2: SUMMARY OF IMPACTS AND MITIGATION MEASURES			
Topic	Potential Significant Impacts	Mitigation Measures	Significance After Mitigation
IV.H HAZARDS AND HAZARDOUS MATERIALS			
Contaminated Sites	Given the prior and current uses within the Specific Plan area, the proposed project could locate new development on previously contaminated sites. This would be a potentially significant impact.	<p>HM1 HACL A shall retain a Certified Asbestos Consultant to determine the presence of asbestos and asbestos containing materials (ACM) within buildings to be demolished. If asbestos is discovered, a Licensed Asbestos Abatement Contractor shall be retained to safely remove ACM in accordance with the 1994 Federal Occupational Exposure to Asbestos Standards. ACM removal will be monitored by a Certified Technician.</p> <p>HM2 For all buildings to be demolished, lead-based paint testing shall be conducted. If lead-based paint is discovered, a licensed lead-based paint/materials abatement contractor shall be retained to safely remove lead-based paint in accordance with HUD Lead-Based Paint Guidelines.</p> <p>Mitigation Measures HM3 through HM17 implement the Voluntary Cleanup Agreement between HACL A and DTSC to develop and conduct a Remedial Investigation/Feasibility Study for any Hazardous substance on, or emanating from the HACL A-owned 21.08-acre property.</p> <p>HM3 HACL A shall not disturb the ground surface or remove any foundations or other structures on the 9901 S. Alameda Street site without prior approval of the DTSC.</p> <p>HM4 HACL A shall provide DTSC with all background information, sample analysis results, environmental assessment reports and any other information pertinent to the hazardous substance management and/or release, characterization and cleanup of the site. DTSC will review the information to identify areas and media of concern, and to determine additional work, if any, required to complete the investigation/remediation of the site. Following DTSC's initial review a scoping meeting will be held to discuss whether further site characterization is necessary, and, if so, how the characterization will be conducted and implemented.</p> <p>HM5 HACL A shall submit a Remedial Investigation Workplan that describes the activities to further characterize soil, soil gas, surface water and or groundwater. The workplan shall include a site health and safety plan, quality assurance/quality control plan, sampling plan, and</p>	Less than significant

TABLE I-2: SUMMARY OF IMPACTS AND MITIGATION MEASURES			
Topic	Potential Significant Impacts	Mitigation Measures	Significance After Mitigation
		<p>implementation schedule.</p> <p>HM6 HACL A shall submit a Site Characterization Report that presents the data, summarizes the findings of the investigations, validates the data, and includes recommendations and conclusions.</p> <p>HM7 HACL A shall prepare a Feasibility Study to evaluate feasible remediation and response alternatives. Reasonable potential alternatives for the remediation of the site shall be evaluated, including the “no action” alternative. The evaluation shall (1) identify the goals for the cleanup based upon current and projected future land uses; (2) evaluate feasible alternatives to meet these goals, including their effectiveness, implementability and cost; and (3) recommend a preferred alternative.</p> <p>HM8 DTSC shall determine the appropriate removal action for the site, and HACL A shall prepare a Removal Action Workplan (RAW) in accordance with Health and Safety Code sections 25323.1 and 25356.1. If the proposed RAW does not meet the requirements of Health and Safety Code sections 25356.1(h), HACL A shall prepare a Remedial Action Plan (RAP) in accordance with Health and Safety Code sections 25356.1(c).</p> <p>HM9 In order to meet its CEQA obligation, DTSC shall prepare the necessary CEQA documents. If required, HACL A shall submit the information necessary for DTSC to prepare these documents.</p> <p>HM10 Upon DTSC approval of the final RAW or RAP, HACL A shall implement the removal action as approved.</p> <p>HM11 Within 30 days of completion of field activities, HACL A shall submit an Implementation Report documenting the implementation of the final RAW or RAP and noticing any deviations from the approved plan. During implementation of the final RAW or RAP, DTSC may specify such additions, modifications and revisions to the RAW or RAP as deemed necessary to protect human health and safety or the environment or to implement the RAW or RAP.</p> <p>HM12 HACL A shall work with DTSC to ensure that the interested public and community are involved in the DTSC decision making</p>	

TABLE I-2: SUMMARY OF IMPACTS AND MITIGATION MEASURES			
Topic	Potential Significant Impacts	Mitigation Measures	Significance After Mitigation
		<p>process. Public Participation activities shall be conducted in accordance with Health and Safety Code sections 25358.7 and DTSC's Public Participation Policy and Procedures Manual.</p> <p>HM13 A Land Use Covenant may be require in the final Raw by DTSC pursuant to California Code of Regulation, title 22 section 67391.1 to ensure full protection of the environment and human health.</p> <p>HM14 HACL A shall comply with any and all operation and maintenance requirements in accordance with the final RAW or RAP or Operation and Maintenance Plan.</p> <p>HM15 Any remedial technology employed in implementation of the final RAW or RAW shall be left in place and operated by HACL A until DTSC authorizes HACL A to discontinue.</p> <p>HM16 HACL A shall retain a Certified Asbestos Consultant to determine the presence of asbestos and asbestos containing materials (ACM) within buildings to be demolished. If asbestos is discovered, a Licensed Asbestos Abatement Contractor shall be retained to safely remove ACM from the site in accordance with the 1994 Federal Occupational Exposure to Asbestos Standards. ACM removal will be monitored by a Certified Technician.</p> <p>HM17 For all buildings to be re-used or demolished, lead-based paint testing shall be conducted. If lead-based paint is discovered, a licensed lead-based paint/materials abatement contractor shall be retained to safely remove lead-based paint in accordance with HUD Lead-Based Paint Guidelines.</p>	
Hazardous Materials Database Site Listing	The proposed project would not would create a significant hazard related to hazardous materials database site listings	No mitigation measures are required	Less than significant
Airport Safety	The proposed project would not affect airport safety.	No mitigation measures are required.	No impact

TABLE I-2: SUMMARY OF IMPACTS AND MITIGATION MEASURES			
Topic	Potential Significant Impacts	Mitigation Measures	Significance After Mitigation
Emergency Response Plan	The proposed project would not impair or interfere with any emergency response plan or emergency evacuation plan.	No mitigation measures are required.	Less than significant
Wildland Fires	The proposed project is not located in an area subject to wildland fires.	No mitigation measures are required.	No impact
Exposure to Hazardous Emissions	The proposed project would not present a risk of student exposure to hazardous emissions.	No mitigation measures are required.	Less than significant
Cumulative Impacts	The proposed project would not contribute to a cumulatively considerable impact related to hazards or hazardous materials.	No mitigation measures are required.	Less than significant
IV.I HYDROLOGY AND WATER QUALITY			
Stormwater Runoff Pollutants	Construction activities could contribute to pollutant loading in stormwater runoff. However, the proposed project would require a National Pollutant Discharge Elimination System (NPDES) General Construction Activity Permit to reduce or eliminate the discharge of construction impacts on surface water quality.	No mitigation measures are required.	Less than significant
Surface Water Quality	The proposed project would be subject to NPDES requirements to prepare and implement Standard Urban Stormwater Management Plan, which would reduce or eliminate operational impacts on surface water quality.	No mitigation measures are required.	Less than significant

TABLE I-2: SUMMARY OF IMPACTS AND MITIGATION MEASURES			
Topic	Potential Significant Impacts	Mitigation Measures	Significance After Mitigation
Groundwater	Implementation of the proposed project would not result in impacts to groundwater.	No mitigation measures are required.	Less than significant
Construction Flooding	Construction of the proposed project would include the construction of new drainage facilities that would preclude flooding during construction.	No mitigation measures are required.	Less than significant
Increase in Stormwater Runoff	The proposed project would be subject to SUSMP requirements, including site-specific operational detention or infiltration BMPs, which would result in no net increase to the rate and volume of runoff to the existing storm drain system	No mitigation measures are required.	Less than significant
Flooding	The proposed project would not expose people or structures to a significant risk of loss, injury, or death involving flooding.	No mitigation measures are required.	No impact
Hillside, Flooding due to Failure of Levee, Dam, Seiche, or Tsunami	The Specific Plan area is not located in the vicinity of any lakes or bodies of water nor are there any steep, unstable hillsides within close proximity to the Specific Plan area, therefore, no impacts related to seiches, tsunamis or mudflows would occur.	No mitigation measures are required.	No impact
Cumulative Impacts	The proposed project would not contribute to a cumulatively considerable impact related to hydrology or water quality.	No mitigation measures are required.	Less than significant

TABLE I-2: SUMMARY OF IMPACTS AND MITIGATION MEASURES			
Topic	Potential Significant Impacts	Mitigation Measures	Significance After Mitigation
IV.J LAND USE AND PLANNING			
Division of Established Community	Implementation of the proposed project would not result in the division of an established community.	No mitigation measures are required.	Less than significant
Consistency with Local and Regional Plans and Policies	Implementation of the proposed project would be consistent with local and regional plans and policies.	No mitigation measures are required.	Less than significant
Incompatible Uses	Implementation of the proposed project could result in new residential uses to be incompatible with the existing industrial uses along Alameda Street.	Refer to Mitigation Measures AE5 through AE9 in Section IV.A Aesthetics, Mitigation Measures AQ19 through AQ24 in Section IV.C Air Quality, and Mitigation Measures N11 through N15 in Section IV.L Noise and Vibration.	Less than significant
Cumulative Impacts	The proposed project would not contribute to a cumulatively considerable land use impact.	No mitigation measures are required.	Less than significant
IV.K MINERAL RESOURCES			
State, Regional, or Local Mineral Resources	Implementation of the proposed project would not result in impacts to mineral resources.	No mitigation measures are required.	Less than significant
Cumulative Impacts	The proposed project would not contribute to a cumulatively considerable mineral resource impact.	No mitigation measures are required.	Less than significant
IV.L NOISE AND VIBRATION			
Construction Noise	Construction of the proposed project would result in noise levels exceeding the significance threshold at on-site receptors.	<p>N1 All construction equipment shall be equipped with mufflers and other suitable noise attenuation devices.</p> <p>N2 Grading and construction contractors shall use quieter equipment as opposed to noisier equipment (such as rubber-tired equipment rather than metal-tracked equipment).</p> <p>N3 The construction contractor shall locate construction staging areas away from sensitive uses.</p> <p>N4 Construction haul truck and materials delivery traffic shall avoided residential</p>	Unavoidable significant

TABLE I-2: SUMMARY OF IMPACTS AND MITIGATION MEASURES			
Topic	Potential Significant Impacts	Mitigation Measures	Significance After Mitigation
		<p>areas whenever feasible.</p> <p>N5 The construction contractor shall schedule high noise-producing activities between the hours of 8:00 a.m. and 5:00 p.m. to minimize disruption to sensitive uses.</p> <p>N6 The construction contractor shall use on-site electrical sources to power equipment rather than diesel generators where feasible.</p> <p>N7 All residential units located within 500 feet of the construction site shall be sent a notice regarding the construction schedule of the proposed project. A sign, legible at a distance of 50 feet, shall also be posted at the construction site. All notices and signs shall indicate the dates and duration of construction activities, as well as provide a telephone number where residents can inquire about the construction process and register complaints.</p> <p>N8 A “noise disturbance coordinator” shall be established. The disturbance coordinator shall be responsible for responding to any local complaints about construction noise. The disturbance coordinator shall determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and shall be required to implement reasonable measures such that the complaint is resolved. All notices that are sent to residential units within 500 feet of the construction site and all signs posted at the construction site shall list the telephone number for the disturbance coordinator.</p> <p>N9 Prior to initiating construction for soil remediation and Phases 1, 2, and 4, the construction contractor shall coordinate with the site administrator for David Starr Jordan High School to discuss construction activities that generate high noise levels. Coordination between the site administrator and the construction contractor shall continue on an as-needed basis throughout the construction phase of the project to mitigate potential disruption of classroom activities.</p> <p>N10 Prior to initiating construction for Phases 3 and 4, the construction contractor shall coordinate with the site administrator for Florence Griffith Joyner Elementary School to discuss construction activities that generate high noise levels. Coordination between the site</p>	

TABLE I-2: SUMMARY OF IMPACTS AND MITIGATION MEASURES			
Topic	Potential Significant Impacts	Mitigation Measures	Significance After Mitigation
		administrator and the construction contractor shall continue on an as-needed basis throughout the construction phase of the project to mitigate potential disruption of classroom activities.	
Construction Vibration	Construction of the proposed project would result in vibration exposure levels that would be less than the significance threshold.	No mitigation measures are required.	Less than significant
Operational Noise	Implementation of the proposed project could result in potentially significant operational noise impacts.	<p>N11 Loading and unloading of trucks shall be prohibited between 10:00 p.m. and 7:00 a.m.</p> <p>N12 A ten-foot solid wall shall be constructed between the employment uses, and the residences and David Starr Jordan High School.</p> <p>N13 Residential units adjacent to the employment uses, including the recycling facility, shall be constructed with materials capable of reducing exterior-to-interior noise levels by at least 19 dBA.</p> <p>N14 Prior to building approval, a site-specific noise study shall be completed for the elementary school based on the project design. The noise study shall ensure that noise levels at the school meet all relevant local and State guidelines.</p> <p>N15 Residential land uses facing 103rd Street shall be constructed with single-glazed windows that are at least 5/16 inches thick. Alternatively, double-glazed windows may be used if the glass is at least 3/32 inches thick with four inches of airspace.</p>	Less than significant
Operational Construction	Operational ground-borne vibration in the project vicinity generated by vehicular travel would not exceed the County perception threshold of 0.01 inches per second.	No mitigation measures are required.	Less than significant

TABLE I-2: SUMMARY OF IMPACTS AND MITIGATION MEASURES			
Topic	Potential Significant Impacts	Mitigation Measures	Significance After Mitigation
IV.M POPULATION, HOUSING AND EMPLOYMENT			
Population and Housing Displacement	Implementation of the proposed project could result in the displacement of population and housing.	<p>PHE1 HACLA shall prepare and implement an existing tenant relocation plan whereby all of the existing tenants of the Jordan Downs public housing complex would be relocated either on site or in the vicinity of the site to affordable housing equal to their existing conditions.</p> <p>PHE2 The HACLA shall coordinate with the Department of Building and Safety to designate the replacement public housing units per the new vesting tract map, in order to properly identify and process the new Certificates of Occupancy, and ensure the conservation of these public housing units.</p>	Less than significant
Population Growth	Implementation of the proposed project would not directly or indirectly induce substantial population growth.	No mitigation measures are required.	Less than significant
Housing Growth	Implementation of the proposed project would not induce substantial housing growth.	No mitigation measures are required.	Less than significant
Employment Growth	The employment growth due to the proposed project would not result in impacts associated with employment growth.	No mitigation measures are required.	Less than significant
IV.N PUBLIC SERVICES			
Fire and Emergency Services	The proposed project would result in increased residential, employment, recreational, and commercial activity which could increase the number of emergency calls and demand for fire and emergency services. However, no expansion of existing or new facilities are required and less-than-significant impacts are anticipated.	<p>Although impacts to fire protection and emergency services were determined to be less-than-significant, the following standard mitigation measures are included to ensure adequate service and consultation with the LAFD occurs.</p> <p>PS1 Project plans shall be submitted for review and approval to LAFD to ensure that all new structures would comply with current fire codes and LAFD requirements.</p> <p>PS2 HACLA shall consult with the LAFD and incorporate fire protection and suppression features that are appropriate for the design of the proposed project.</p> <p>PS3 HACLA shall consult with the LAFD to ensure the proper emergency access points and routes are provided.</p>	Less than significant

TABLE I-2: SUMMARY OF IMPACTS AND MITIGATION MEASURES			
Topic	Potential Significant Impacts	Mitigation Measures	Significance After Mitigation
Police Protection Services	The proposed project would result in increased residential, employment, recreational, and commercial activity which could increase the need for police protection services	<p>Although impacts to police protections services were determined to be less-than-significant, the following mitigation measures are included to ensure adequate service and consultation with the LAPD occurs.</p> <p>PS4 HACL A shall prepare, in consultation with the LAPD and the HACL A Public Safety Department a comprehensive safety and security plan for the Specific Plan area which would include, but would not limited to:</p> <ul style="list-style-type: none"> • The preparation and implementation of a safety education material and training for residents of the Specific Plan area, • A neighborhood watch program, • Security plan for all buildings within the Specific Plan area, • Periodic safety meetings between Specific Plan area residents and business owners and representatives of HACL A, LAPD, and the HACL A Public Safety Department to assess current level of safety of residents and visitors to Specific Plan area, as well as current crime rate. <p>PS5 HACL A shall submit building plans to the LAPD Crime Prevention Unit to identify appropriate crime prevention features for the proposed project. Any design features identified by the LAPD shall be incorporated into the proposed project's final design and to the satisfaction of the LAPD.</p> <p>PS6 HACL A and the HACL A Public Safety Department shall coordinate with the LAPD to develop a video monitoring system monitoring to supersede the existing video monitoring system at the existing Jordan Downs public housing project. The HACL A Public Safety Department shall have access to the on-site video monitoring system.</p> <p>PS7 All parking garages, entrances, hallways, and parking facilities shall be well-illuminated and designed to eliminate areas of concealment.</p> <p>PS8 HACL A shall consult with the LAPD to develop plan to build a police station or sub-station on-site that will serve the Jordan Downs Specific Plan area and all proposed uses.</p> <p>PS9 DCP shall incorporate where feasible,</p>	Less than significant

TABLE I-2: SUMMARY OF IMPACTS AND MITIGATION MEASURES			
Topic	Potential Significant Impacts	Mitigation Measures	Significance After Mitigation
		crime prevention design strategies into the specific plan guidelines.	
Schools	The proposed project is not anticipated to generate a demand for the construction or expansion of public school facilities.	No mitigation measures are required.	Less than significant
Libraries	The proposed project would not result in significant impacts to libraries.	PS10 HACL A shall consult with the LAPL to develop plan to build a library sub-branch on-site that will serve the Jordan Downs Specific Plan area.	Less than significant
Cumulative Impacts	The proposed project would not contribute to a cumulatively considerable impact on public services.	No mitigation measures are required	Less than significant
IV.O RECREATION			
Parks and Recreation	Implementation of the proposed project would include the parks and open space area dedication plus the equivalent amount of land represented by park and recreation improvements. This would exceed the LADRP's local planning standard for park space and the anticipated population.	No mitigation measures are required.	Less than significant
Cumulative Impacts	The proposed project would not contribute to a cumulatively considerable impact on recreation.	No mitigation measures are required.	Less than significant

TABLE I-2: SUMMARY OF IMPACTS AND MITIGATION MEASURES			
Topic	Potential Significant Impacts	Mitigation Measures	Significance After Mitigation
IV.P TRAFFIC AND TRANSPORTATION			
Intersection Analysis	Implementation of the proposed project would cause four signalized and two unsignalized intersections within and in the vicinity of the Specific Plan area to experience a significant project-related traffic impact.	<p>For Signalized Intersections: No feasible mitigation measures were identified that would reduce project-related traffic impacts.</p> <p>For the two unsignalized intersections located in the City of Los Angeles:</p> <p>TT1 The Applicant shall work with LADOT to implement signalization at the following intersections:</p> <ul style="list-style-type: none"> • Intersection #36– Alameda Street (W)/97th Street • Intersection #41 – Wilmington Avenue/Century Boulevard <p>TT2 The Applicant shall work with Metro to incorporate the B-TAP program for all residents and employees associated with the Specific Plan. The B-TAP program would provide Metro transit passes that can be renewed each calendar year. The program would apply to residents living in and employees working within the Specific Plan area.</p>	<p>Unavoidable significant for all signalized intersections</p> <p>Less than significant for unsignalized intersections in the City of Los Angeles</p>
Congestion Management Plan	Implementation of the proposed project would have a less-than-significant impact on CMP arterials and freeway segments in the vicinity of the Specific Plan area	No mitigation measures are required.	Less than significant
Neighborhood Intrusion	Implementation of the proposed project would have a less-than-significant impact on neighborhood intrusion	No mitigation measures are required.	Less than significant
Project Access	Implementation of the proposed project would have a less-than-significant impact on project access	No mitigation measures are required.	Less than significant
Bicycle, Pedestrian, and Vehicular Safety	Implementation of the proposed project would have a less-than-significant impact on bicycle, pedestrian, and vehicular safety	No mitigation measures are required.	Less than significant

TABLE I-2: SUMMARY OF IMPACTS AND MITIGATION MEASURES			
Topic	Potential Significant Impacts	Mitigation Measures	Significance After Mitigation
Transit System Capacity	Implementation of the proposed project would have a less-than-significant impact on transit system capacity	No mitigation measures are required.	Less than significant
Parking	The parking provisions that would be included with the implementation of the proposed project adequately account for parking capacity needed to accommodate the development.	No mitigation measures are required.	Less than significant
In-Street Construction Traffic	Implementation of the proposed project would have a less-than-significant impact regarding in-street construction traffic	No mitigation measures are required.	Less than significant
IV.Q UTILITIES AND SERVICE SYSTEMS			
Construction Drainage Infrastructure	Construction of the proposed project would include the construction of new stormwater drainage facilities and temporary stormwater management practices associated with the proposed project's SWPPP and Erosion Plan would be employed. Therefore, construction of the proposed project would not result in significant stormwater and drainage impacts.	No mitigation measures are required.	Less than significant

TABLE I-2: SUMMARY OF IMPACTS AND MITIGATION MEASURES			
Topic	Potential Significant Impacts	Mitigation Measures	Significance After Mitigation
Operational Drainage Infrastructure	Implementation of the proposed project would include project design features to reduce the amount of stormwater drained into collection and conveyance facilities. In addition, SUSMP site-specific operational detention and infiltration BMPs would reduce the peak stormwater discharge rate to or below existing stormwater runoff rates. Therefore, the proposed project would not result in significant stormwater and drainage impacts.	No mitigation measures are required.	Less than significant
Construction Water Resources and Infrastructure	A temporary increase in water usage associated with the construction activities on-site is anticipated. However, the increase in wastewater generation associated with construction activities on-site relative to the operation of the proposed project is temporary and nominal.	No mitigation measures are required.	Less than significant
Operational Water Resources and Infrastructure	The proposed project is anticipated to result in a net water savings which, according to the LADWP, would not impact projected supplies. The LADWP determined that it would be able to meet the water demand of the proposed project.	U1 Building plans and water connection plans developed during specific project design review shall be subject to review and approval by the LADWP. If additional water connections and/or improvements to off-site water distribution infrastructure are necessary to serve the proposed project, such improvements shall be implemented to the satisfaction of LADWP.	Less than significant

TABLE I-2: SUMMARY OF IMPACTS AND MITIGATION MEASURES			
Topic	Potential Significant Impacts	Mitigation Measures	Significance After Mitigation
Construction Wastewater Generation and Infrastructure	Construction of the proposed project would result in a temporary increase in wastewater generation, however, the increase in wastewater generation associated with construction activities on-site relative to the operation of the proposed project is temporary and nominal.	No mitigation measures are required.	Less than significant
Operational Wastewater Generation and Infrastructure	The proposed project would require improvements to the existing sewage connections, construction of new sewer connections, and improvements to the City's local sewer system serving the Specific Plan area. Compliance with the requirements of Sections 64.12 and 64.15 of the LAMC ensure that any necessary expansions to the sewer connections are constructed and/or improved to LADPW specifications.	No mitigation measures are required.	Less than significant
Construction Solid Waste Generation and Infrastructure	Solid waste generated during demolition and construction would not exceed daily permitted capacity of daily intake capacity of the Sunshine Canyon Landfill.	No mitigation measures are required.	Less than significant
Construction Solid Waste Generation and Infrastructure	Operation of the proposed project would not generate solid waste in amounts that would exceed daily intake capacity of the Sunshine Canyon Landfill.	No mitigation measures are required.	Less than significant

G. UNAVOIDABLE SIGNIFICANT ADVERSE IMPACTS

Section 15382 of the State CEQA Guidelines defines a significant impact on the environment as “a substantial, or potentially substantial, adverse change in any of the physical conditions within an area affected by the project, including land, air, water, flora, fauna, ambient noise, and objects of historic or aesthetic significance.” In order to approve a project with unavoidable significant adverse impacts, the lead agency, the City of Los Angeles, must adopt a Statement of Overriding Considerations (in accordance with Section 15093 of the State CEQA Guidelines) indicating that the benefits of approving the proposed project outweigh the negative environmental consequences. Based on the analysis contained in this EIR, the proposed project would create unavoidable significant adverse impacts related to the following topics:

- **Aesthetics (Shade and Shadow)** – During the Winter Solstice, shadows generated from the implementation of the proposed project would impact the single-family residences on 97th Street, north of the Specific Plan area, for a period of more than three hours;
- **Air Quality (Construction, Operational, and Greenhouse Gas Emissions)** – During construction, NO_x and PM₁₀ regional emissions, as well as PM_{2.5} and PM₁₀ local concentrations, would exceed regional and local significance thresholds. Operational emissions would also exceed regional significance thresholds for VOC, NO_x, CO, and PM₁₀. Similarly, GHG emissions would exceed the 4.6 metric tons of CO₂e per year per service population significance threshold;
- **Noise (Construction)** – Construction noise levels would exceed the 5-dBA significance threshold at multiple sensitive receptors during all phases of construction; and
- **Traffic and Transportation** – The following intersection levels of service would be significantly impacted:
 - #1 Alameda Street (W) and Firestone Boulevard (County of Los Angeles, PM peak hour)
 - #5 Alameda Street (W) and Century Boulevard/Martin Luther King Jr. Boulevard (City of Lynwood, AM and PM peak hours)
 - #20 Central Avenue and Century Boulevard (City of Los Angeles, AM and PM peak hours)
 - #35 Long Beach Boulevard and Tweedy Boulevard (Cities of South Gate and Lynwood, AM and PM peak hours)

Significant Impacts that can be Mitigated to a Less-than-Significant Level

Based on the analysis contained in this EIR, the proposed project would result in the following significant impacts that can be mitigated to less-than-significant levels:

- Aesthetics (visual character and light and glare),
- Biological Resources (migratory fish or wildlife),
- Cultural Resources (historic, archeological, and paleontological),
- Energy (petroleum, electricity, and natural gas),
- Geology and Soils (seismicity and erosion),
- Hazards and Hazardous Materials (Contaminated Sites and Exposure to Hazardous Emissions),
- Noise (construction related noise and operational noise),
- Land use (incompatible uses),
- Public Services (libraries),
- Traffic and transportation (Unsignalized intersections in the City of Los Angeles), and
- Utilities and Service Systems (wastewater and water).

Less-than-Significant or No Impact

Based on the analysis contained in this EIR, the following were found to result in a less-than-significant impact or no impact:

- Aesthetics (view and vistas scenic resources),
- Agricultural Resources,
- Biological Resources (special-status species, sensitive habitats, wetland, and tree preservation),
- Hazards and Hazardous Materials (hazardous materials database site listing, airport safety, emergency Response Plan, and wildland fires),
- Land Use and Planning (division of a community, consistency with local and regional plans and policies),
- Mineral Resources (State, regional, or local mineral resources),
- Noise (construction and operational vibration),
- Population, Housing and employment (employment),
- Public Services (fire, police, and public schools),
- Recreation (parks and recreation),
- Traffic and Transportation (congestion management plan and parking), and
- Utilities and Service Systems (stormwater and solid waste).

H. SUMMARY OF ALTERNATIVES

CEQA requires that an EIR describe a range of reasonable alternatives to the project or to the location of the project that could feasibly avoid or lessen significant environmental impacts while substantially attaining the basic objectives of the project.³ An EIR should also evaluate the comparative merits of the alternatives.

The range of feasible alternatives is selected and discussed in a manner intended to foster meaningful public participation and informed decision making. Among the factors that may be taken into account when addressing the feasibility of alternatives (as described in CEQA Guidelines Section 15126.6[f][1]) are environmental impacts, site suitability, economic viability, availability of infrastructure, general plan consistency, regulatory limitations, jurisdictional boundaries, and whether the proponent could reasonably acquire, control, or otherwise have access to the alternative site.

The alternatives considered for the proposed project include:

Alternative 1 – No Project Alternative. The No Project Alternative is required by Section 15126.6 (e)(2) of the CEQA Guidelines and assumes that the proposed project would not be implemented. The No Project Alternative allows decision-makers to compare the impacts of approving the proposed project with the impacts of not approving the proposed project. However, “no project” does not mean that development on the project site will be prohibited. The No Project Alternative includes “what would be reasonably expected to occur in the foreseeable future if the project were not approved, based on current plans and consistent with available infrastructure and community services” (CEQA Section 15126.6 [e][2]).

Although development within the Specific Plan area could occur based on current plans, no development is reasonably expected as there is no incentive to redevelop the existing public housing complex or the vacant and blighted industrial properties, and the existing zoning limits the ability to increase the density. Section 15126.6(e)(3)(B) of the CEQA Guidelines states that, “in certain instances, the no project

³CEQA Guidelines, California Code of Regulations (CCR), Title 14, Division 6, Chapter 3, § 15126.6.

alternative means ‘no build’ wherein the existing environmental setting is maintained.” Accordingly, for the purposes of this analysis, the No Project Alternative assumes that no new development would occur within the Specific Plan area, and that physical conditions of the project site would remain as they are today. No new buildings would be constructed, and no existing buildings would be removed. Similarly the adoption of the Specific Plan would not occur and the annexation of land from unincorporated Los Angeles County to the City of Los Angeles would not occur under the No Project Alternative.

Alternative 2 – Reduced Annexation Area Alternative. The Reduced Annexation Area Alternative (Alternative 2) would annex the HACLA-owned 21-acre property adjacent to the Jordan Downs public housing complex but not the 20-acre privately-owned properties, the public rights-of-way along Alameda Street, or the LAUSD-owned property fronting Alameda Street (Figure V-1). Consequently, these properties would not be included within the Specific Plan. Alternative 2 would result in the development of the same number of residential units (up to 1,800 units), and the same amounts of community facilities (70,000 square feet), of new school facilities (a 650-student elementary school and a 750-student high school expansion), and of open space (8.95 acres) as the proposed project. The primary difference between Alternative 2 and the proposed project is that Alternative 2 would result in less commercial development than the proposed project. Specifically, 230,000 square feet of commercial/retail uses would be developed under Alternative 2, as opposed to the 522,000 square feet under the proposed project.

Alternative 3 – Reduced Height Alternative. The Reduced Height Alternative (Alternative 3) would reduce the height of the buildings along 97th Street from 60 feet to 30 feet, and would relocate the 60-foot-tall buildings along 97th Street within the interior of the Specific Plan area such that shadows generated from within the Specific Plan area would not impact residences on 97th Street for a period of more than three hours (Figure V-2). Similar to the proposed project, Alternative 3 would result in the development of the same number of residential units (up to 1,800 units), and the same amounts of commercial, retail and light industrial space (up to 520,000 square feet), of community facilities (70,000 square feet), of new school facilities (a 650-student elementary school and a 750-student high school expansion), and of open space (8.95 acres).

Alternative 4 – Industrial Zone Alternative. The Industrial Zone Alternative (Alternative 4) would be similar to the proposed project with the exception that the privately-owned parcels along Alameda Street would be zoned M2 (Light Industrial) upon annexation to the City of Los Angeles (Figure V-3). The M2 zoning designation would allow the existing industrial uses to continue operating without becoming a legal non-conforming use. Under Alternative 4, commercial uses would not be developed on these properties. However, the same amount of residential and community facilities as the proposed project would be developed under Alternative 4.

Of the three build alternatives, Alternative 3 would be considered the environmentally superior alternative because it avoids one significant impact (shade and shadow) and does not create additional adverse environmental impacts.