
I. INTRODUCTION

The Wilshire Comstock project (the “proposed project”) consists of developing the project site with no more than 35 condominium units (with accessory housekeeping space) pursuant to a previous Tentative Tract Map (TTM) approval granted in 1979 and recorded on October 31, 1979. The project site includes approximately 0.57 acre of land and is located at 1200 South Club View Drive in the City of Los Angeles.

Prior to the Notice of Preparation (NOP) on the Draft EIR the City Planning Department issued a Conditional Negative Declaration (CND) on June 29, 1977, and a Final Tract Map was recorded on October 31, 1979. The approved project was never constructed. In June 2003 the applicant moved forward with the same project with the circulation of an Addendum to the CND. Based on various discussions with the City Planning Department, it was determined that an Addendum to the CND, which was circulated, in accordance with CEQA Guidelines Section 15164(b) would be correct approach. During the circulation of the Addendum the Lead Agency and the applicant were considering options (in response to the comments received on the Addendum to the CND). The applicant volunteered to prepare an EIR to alleviate the concerns of the community, which the Lead Agency was receptive to. Therefore, in response to the numerous concerns expressed by the community an EIR was prepared and released for public review, which incorporated the environmental issues of concern. On September 9, 2004, the City issued a NOP regarding the preparation of the Draft EIR for the proposed project in order to solicit comments on the proposed content of the Draft EIR (see Appendix B to the Draft EIR). The NOP was circulated for a period of 30 days, until October 8, 2004. All NOP comments relating to the EIR were reviewed and the issues raised in those comments were addressed, to the extent feasible, in the Draft EIR.

On January 13, 2004, the City released the Draft EIR for public comment. The comment period was 61-days, ending on March 14, 2004, which is 16 days longer than the public comment period required under the California Environmental Quality Act (CEQA).

Before approving a project, the CEQA requires the lead agency to prepare and certify a Final Environmental Impact Report (Final EIR). The contents of a Final EIR are specified in Section 15132 of the CEQA Guidelines, as follows:

The Final EIR shall consist of:

- (a) *The Draft EIR or a revision of the Draft.*
- (b) *Comments and recommendations received on the Revised Draft EIR either verbatim or in summary.*

- (c) *A list of persons, organizations, and public agencies commenting on the Revised Draft EIR.*
- (d) *The responses of the Lead Agency to significant environmental points raised in the review and consultation process.*
- (e) *Any other information added by the lead agency.*

The lead agency must provide each agency that commented on the Draft EIR with a copy of the lead agency's proposed response at least 10 days before certifying the Final EIR.

ORGANIZATION OF THE FINAL EIR

This document, together with the Draft EIR for the proposed project and the Technical Appendices to the Draft EIR, constitute the "Final EIR" for the proposed project. The Draft EIR consisted of the following:

- The Draft EIR, which included the environmental analysis for the proposed project; and
- Technical Appendices, which included:
 - Appendix A: Initial Study and Checklist
 - Appendix B: Notice of Preparation (NOP) and Responses to the NOP
 - Appendix C: Geotechnical Reports
 - Appendix D: Traffic Report
 - Appendix E: Air Quality and Noise Data
 - Appendix F: DWP "Will Serve" Letter
 - Appendix G: Hydrology Study

This Final EIR is organized in the following sections:

1) Introduction

This section is intended to provide a brief overview of the CEQA requirements for the proposed project. This section also includes a list of acronyms and abbreviations that were used in the Draft EIR and are used throughout this Final EIR.

2) Summary

This section includes a brief overview of the proposed project, a summary of the environmental impacts and mitigation measures for each environmental issue area covered within the scope of the EIR. This section does not substantially deviate from the Summary section of the Draft EIR, but has been included herein for ease of reference.

3) 3) Corrections and Additions

This section provides a complete overview of the corrections and additions that have been incorporated into the Draft EIR in response to the comments submitted during the public review period.

4) Responses to Comments

This section includes detailed responses to the comment letters submitted to the City in response to the Draft EIR. Copies of the original comments letters are included in Appendix A to this Final EIR.

5) Mitigation Monitoring Program

This section includes a list of the required mitigation measures and includes detailed information with respect to the City's policies and procedures for implementation of the recommended mitigation measures. This Mitigation Monitoring Program (MMP) identifies the monitoring phase, the enforcement phase, and the applicable department or agency that is responsible for ensuring each recommended mitigation measure is implemented.

LIST OF ACRONYMS AND ABBREVIATIONS

The following acronyms and abbreviations were used in the Draft EIR and are used throughout this Final EIR.

A1-1XL	Agricultural Zone, Height District Extra Limited
Ac	Acres
ADT	average daily traffic
ANSI	American National Standard Institute
AQMP	Air Quality Management Plan
ASTM	American Society of Testing and Materials
ATCS	Adaptive Traffic Signal Control
ATSAC	Automated Traffic Surveillance and Control
AVTA	Antelope Valley Transportation Authority
BAAQMD	Bay Area Air Quality Management District
bgs	below ground surface
BMP	best management practices
BTEX	Benzene, Toluene, Ethylbenzene, and Total Xylenes
CALINE4	4 th generation line source air model used by CA Department of Transportation
Caltrans	California Department of Transportation
CARB	California Air Resources Board
CDFG	California Department of Fish and Game
CEQA	California Environmental Quality Act
cfs	cubic feet per second
CGS	California Geologic Survey
CMA	Critical Movement Analysis
CMP	Congestion Management Program
CND	Conditional Negative Declaration
CND-213-77-SUB	Conditional Negative Declaration for a condominium project at 10250 West Wilshire Boulevard
CNEL	Community Noise Equivalent Level
CO	carbon monoxide
Community Plan	Westwood Community Plan
Corridor Specific Plan	Wilshire-Westwood Scenic Corridor Specific Plan
dB	decibel
dBA	A-weighted decibel
DLRP	Division of Land Resource Protection
DRB	Design Review Board
du	dwelling unit
DWP	Department of Water and Power

DWR	Department of Water Resources
EIR	Environmental Impact Report
EPA	Environmental Protection Agency
FHWA-RD-77-108	Federal Highway Administration Highway Noise Prediction Model
FRA	Federal Railway Administration
General Plan	City of Los Angeles General Plan
gpd	gallons per day
gpm	gallons per minute
H	Height
HCS	Highway Capacity Software
HOV	High Occupancy Vehicle
HTP	Hyperion Treatment Plant
HVAC	heating, ventilation, and air conditioning
ICBO	International Conference of Building Officials
ITE	Institute of Transportation Engineers
K	hydraulic conductivity
LACC	Los Angeles Country Club
LADOT	Los Angeles Department of Transportation
LADRP	Los Angeles Department of Recreation and Parks
LADWP	Los Angeles Department of Water and Power
LAFD	Los Angeles Fire Department
LAMC	Los Angeles Municipal Code
LARWQCB	Los Angeles Regional Water Quality Control Board
LAUSD	Los Angeles Unified School District
L _{eq}	equivalent sound level
L _{max}	maximum sound level
L _{min}	minimum sound level
LOS	Level of Service
LRDP	Long-Range Development Plan
MACTEC	MACTEC Engineering and Consulting, Inc.
MCL	Maximum Concentration Level
mgd	million gallons per day
min	minutes
MMRP	Mitigation Monitoring Report Plan
MTA	Metropolitan Transportation Authority
MW-1	monitoring well
NAAQS	National Ambient Air Quality Standards
n _e	effective porosity
NGVD	National Geodetic Vertical Datum of 1929

NO	Nitric Oxide
NO ₂	nitrogen dioxide
NOP	Notice of Preparation
NO _x	nitrogen oxides
NPDES	National Pollutant Discharge Elimination System
O ₃	Ozone
OSHA	Occupational Safety and Health Administration
PM ₁₀	respirable particulate matter
PM _{2.5}	fine particulate matter
ppm	parts per million
PSI	pounds per square inch
Q1	pumping well
[Q]PF-1XL	Public Facility Zone, Height District Extra Limited
[Q]R5-3	Multiple Dwelling, Height District No. 3
R1-1	One-Family Zone, Height District 1
RCP	Reinforced Concrete Pipe
RCPG	Regional Comprehensive Plan and Guide
RD	Reporting District
ROG	Reactive Organic Gas
SCAB	South Coast Air Basin
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SIP	State Implementation Plan
SO ₂	sulfur dioxide
SO _x	sulfur oxides
S _s	specific storage
SUSMP	Standard Urban Storm Water Mitigation Plan
TAC	Toxic Air Contaminants
TC	Time of Concentration
TIA	Traffic Impact Assessment
TIMP	Transportation Improvement and Mitigation Specific Plan
TOC	top of casing
TTM	Tentative Tract Map
UBC	Uniform Building Code
UCLA	University of California Los Angeles
µg/L	micrograms per Liter
URBEMIS	Urban Emissions Model
USC	University of Southern California
USFWS	U.S. Fish and Wildlife Service

USGS	U.S. Geological Survey
VdB	vibration decibels
VMT	Vehicle Miles Traveled
VOC	Volatile Organic Compound
VPD	vehicles per day