



Environmental Review Section

City Hall • 200 N. Spring Street, Room 721 • Los Angeles, CA 90012



INITIAL STUDY/MITIGATED NEGATIVE DECLARATION ***WESTCHESTER - PLAYA DEL REY COMMUNITY PLAN AREA***

Howard Hughes Center Residential and Office Buildings ***Case No. ENV-2008-3887-MND***

Council District No. 11

**THIS DOCUMENT COMPRISES THE INITIAL STUDY ANALYSIS AS REQUIRED UNDER THE
CALIFORNIA ENVIRONMENTAL QUALITY ACT**

Project Address: 5900, 5901, 6040 and 6055 Center Drive - Los Angeles, California 90045

Project Description: Howard Hughes Center is a master-planned mixed-use development, whose development was approved by the City of Los Angeles pursuant to a Development Agreement adopted on November 3, 1986 as well as other related approvals. The HHC Development Agreement, as amended, currently grants a vested right to complete the development of Howard Hughes Center with the following uses: (A) A maximum of 1,950,000 square feet of commercial office and retail development, including, as an option, a maximum 100,000 square feet of retail and a maximum 100,000 square foot fitness center; (B) A 250,000 square foot entertainment/retail center; (C) A maximum of 600 hotel rooms; provided, however, that up to 900 additional hotel rooms may be constructed, to a maximum of 1,500 total hotel rooms, by exchanging 301 square feet of commercial office/retail space for each additional hotel room; and (D) A maximum of 600 residential units; provided, however, each residential unit constructed shall reduce by one hotel room the number of hotel rooms that is allowed to be constructed. The right to construct 600 residential units in-lieu of 600 hotel rooms was expressly authorized by the Second Amendment. Howard Hughes Center is nearly built-out. The Applicant is proposing to utilize the remaining rights granted by the HHC Development Agreement by developing the four remaining undeveloped lots at Howard Hughes Center: 5900 Center Drive, 5901 Center Drive, 6040 Center Drive, and 6055 Center Drive. Specifically, the Project proposes the construction of an apartment building consisting of 375 units at 6040 Center Drive and a 1,500 sq. ft. ground floor restaurant, the construction of a condominium building consisting of 325 condominium units at 6055 Center Drive, the construction of an office building comprised of 248,871 sq. ft. at 5900 Center Drive, and an office building comprised of 238,222 sq. ft. at 5901 Center Drive. The Project is consistent with all applicable authorizations, limitations, conditions, and mitigation measures required by the HHC Project Approvals, including but not limited to the HHC Development Agreement.

APPLICANT:

Equity Office Properties
10880 Wilshire, Suite 1010
Los Angeles, 90024

PREPARED BY:

Christopher A. Joseph & Associates

September 25, 2008

Notice of Completion & Environmental Document Transmittal

SCH #

Mail to: State Clearinghouse, 1400 Tenth Street, Sacramento, CA 95814 916/445-0613

Project Title: Howard Hughes Center Residential and Office Buildings

Lead Agency: Los Angeles Department of City Planning

Street Address: 200 No. Spring Street, Room 721

City: Los Angeles, CA 90012

Contact Person: Sarah Molina

Phone: (213)473-9983

County: Los Angeles

Project Location: 5900, 5901, 6040, and 6055 Center Drive

County: Los Angeles

City/Nearest Community: Los Angeles

Cross Streets: Center and Howard Hughes Pkwy.

Zip Code: 90045

Total Acres: 3.74 (Lot Nos. 1 and 2)

Assessor's Parcel No.

Section:

Twp:

Range:

Base:

Within 2 Miles: State Hwy # 405

Waterways: N/A

Schools: N/A

Airports: Los Angeles International

Railways: N/A

Document Type:

- | | | | |
|-------------------------------------|--|------------------------------------|--|
| CEQA: <input type="checkbox"/> NOP | <input type="checkbox"/> Supplement/Subsequent EIR | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons | <input type="checkbox"/> (Prior SCH No.) | <input type="checkbox"/> EA | <input type="checkbox"/> Final Document |
| <input type="checkbox"/> Neg Dec | <input checked="" type="checkbox"/> Mitigated Negative Declaration | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other |
| <input type="checkbox"/> Draft EIR | | <input type="checkbox"/> FONSI | |

Local Action Type:

- | | | | |
|---|---|---|--|
| <input type="checkbox"/> General Plan Update | <input type="checkbox"/> Specific Plan | <input type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan | <input type="checkbox"/> Prezone | <input type="checkbox"/> Redevelopment |
| <input type="checkbox"/> General Plan Element | <input type="checkbox"/> Planned Unit Development | <input checked="" type="checkbox"/> Use Permit | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan | <input type="checkbox"/> Site Plan | <input checked="" type="checkbox"/> Land Division (Subdivision, etc.) | <input checked="" type="checkbox"/> Haul Route |

Development Type:

- | | | | | |
|---|-------|--|---------|-------|
| <input checked="" type="checkbox"/> Residential: 600 Units | | <input type="checkbox"/> Water Facilities: | Type | MGD |
| <input type="checkbox"/> Office: Sq. ft. | Acres | Employees | Type | |
| <input checked="" type="checkbox"/> Commercial: 1,500 Sq. ft. | | Employees | Mineral | |
| <input type="checkbox"/> Industrial: Sq. ft. | Acres | Employees | Type | Watts |
| <input type="checkbox"/> Educational | | <input type="checkbox"/> Power: | Type | |
| <input type="checkbox"/> Recreational | | <input type="checkbox"/> Waste Treatment: | Type | |
| | | <input type="checkbox"/> Hazardous Waste: | Type | |
| | | <input type="checkbox"/> Other: | | |

Funding (approx.):	Federal \$	State \$	Total \$
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Project Issues Discussed in Document

- | | | | |
|--|--|--|---|
| <input type="checkbox"/> Aesthetic/Visual | <input type="checkbox"/> Flood Plain/Flooding | <input type="checkbox"/> Schools/Universities | <input type="checkbox"/> Water Quality |
| <input type="checkbox"/> Agricultural Land | <input type="checkbox"/> Forest Land/Fire Hazard | <input type="checkbox"/> Septic Systems | <input type="checkbox"/> Water Supply/Groundwater |
| <input type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Geologic/Seismic | <input type="checkbox"/> Sewer Capacity | <input type="checkbox"/> Wetland/Riparian |
| <input type="checkbox"/> Archaeological/Historical | <input type="checkbox"/> Minerals | <input type="checkbox"/> Soil Erosion/Compaction/Grading | <input type="checkbox"/> Wildlife |
| <input type="checkbox"/> Coastal Zone | <input type="checkbox"/> Noise | <input type="checkbox"/> Solid Waste | <input type="checkbox"/> Growth Inducing |
| <input type="checkbox"/> Drainage/Absorption | <input type="checkbox"/> Population/Housing Balance | <input type="checkbox"/> Toxic/Hazardous | <input type="checkbox"/> Land Use |
| <input type="checkbox"/> Economics/Jobs | <input type="checkbox"/> Public Services/Facilities | <input type="checkbox"/> Traffic/Circulation | <input type="checkbox"/> Cumulative Effects |
| <input type="checkbox"/> Fiscal | <input type="checkbox"/> Recreation/Parks | <input type="checkbox"/> Vegetation | <input type="checkbox"/> Other |

Present Land Use/Zoning General Plan Designation

Undeveloped lots/C2-1 Regional Commercial

Project Description:

The project consists of the development of the four remaining undeveloped lots in the Howard Hughes Center (5900 Center Drive, 5901 Center Drive, 6040 Center Drive, and 6055 Center Drive), in accordance with the Development Agreement for Howard Hughes Center. See Figure 1 (attached). The Applicant seeks approval of Vesting Tentative Tract Map No. 70318 to permit a two-lot subdivision for the development of a 325-unit residential apartment building and 1,500 square feet of restaurant space with 483 residential parking spaces on-site and 15 restaurant parking spaces off-site on Lot No. 1 (6040 Center Drive); and a 275-unit residential condominium with 550 residential parking spaces on-site and 138 guest parking spaces off-site on Lot No. 2 (6055 Center Drive). The Applicant is also requesting a Haul Route Approval for Lots No. 1 and 2 and a Vesting Conditional Use Permit to allow Floor Area Averaging in a unified development for three lots, including 5900, 5901, and 6040 Center Drive.

Reviewing Agencies Checklist

- Resources Agency
- Boating & Waterways
- Coastal Commission
- Coastal Conservancy
- Colorado River Board
- Conservation
- Fish & Game
- Forestry & Fire Protection
- Office of Historic Preservation
- Parks & Recreation
- Reclamation Board
- S.F. Bay Conservation & Development Commission
- Water Resources (DWR)
- Business, Transportation & Housing**
- Aeronautics
- California Highway Patrol
- CALTRANS District # 7
- Department of Transportation Planning (headquarters)
- Housing & Community Development
- Food & Agriculture**
- Health & Welfare**
- Health Services _____
- State & Consumer Services
- General Services
- OLA (Schools)

KEY

- S = Document sent by lead agency
- X = Document sent by SCH
- ✓ = Suggested distribution

Environmental Protection Agency

- Air Resources Board
- California Waste Management Board
- SWRCB: Clean Water Grants
- SWRCB: Delta Unit
- SWRCB: Water Quality
- SWRCB: Water Rights
- Regional WQCB # _____ (_____)
- Youth & Adult Corrections**
- Corrections
- Independent Commission & Offices**
- Energy Commission
- Native American Heritage Commission
- Public Utilities Commission
- Santa Monica Mountains Conservancy
- State Lands Commission
- Tahoe Regional Planning Agency
- Other _____

Public Review Period (to be filled in by lead agency)

Starting Date: October 16, 2008 Ending Date: November 14, 2008

Signature Sarah Mah Date October 16, 2008

Consulting Firm: Irell and Manella, LLP
 Address: 1800 Avenue of the Stars, Suite 900
 City/State/Zip: Los Angeles, CA 90067
 Contact: Allan Abshez
 Phone: (310) 277-1010

For SCH Use Only:
 Date Received at SCH
 Date Review Starts
 Date to Agencies
 Date to SCH
 Clearance Date

Notes:

Applicant: Mr. John Hartz, Equity Office Properties
 Address: 10880 Wilshire Blvd., Suite 1010
 City/State/Zip: Los Angeles, CA 90024
 Phone: (425) 462-6795

CITY OF LOS ANGELES
 OFFICE OF THE CITY CLERK
 ROOM 395, CITY HALL
 LOS ANGELES, CALIFORNIA 90012
 CALIFORNIA ENVIRONMENTAL QUALITY ACT
PROPOSED MITIGATED NEGATIVE DECLARATION

LEAD CITY AGENCY City of Los Angeles	COUNCIL DISTRICT 11
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PROJECT TITLE ENV-2008-3887-MND	CASE NO. VTT-70318-CN, ZA-2008-2700-VCU
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PROJECT LOCATION
5900, 5901, 6040, and 6055 Center Drive

PROJECT DESCRIPTION
 The project consists of the development of the four remaining undeveloped lots in the Howard Hughes Center (5900 Center Drive, 5901 Center Drive, 6040 Center Drive, and 6055 Center Drive), in accordance with the Development Agreement for Howard Hughes Center. See Figure 1 (attached). The Applicant seeks approval of Vesting Tentative Tract Map No. 70318 to permit a two-lot subdivision for the development of a 325-unit residential apartment building and 1,500 square feet of restaurant space with 483 residential parking spaces on-site and 15 restaurant parking spaces off-site on Lot No. 1 (6040 Center Drive); and a 275-unit residential condominium with 550 residential parking spaces on-site and 138 guest parking spaces off-site on Lot No. 2 (6055 Center Drive). The Applicant is also requesting a Haul Route Approval for Lots No. 1 and 2 and a Vesting Conditional Use Permit to allow Floor Area Averaging in a unified development for three lots, including 5900, 5901, and 6040 Center Drive.

NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY

FINDING:
 The City Planning Department of the City of Los Angeles has Proposed that a mitigated negative declaration be adopted for this project because the mitigation measure(s) outlined on the attached page(s) will reduce any potential significant adverse effects to a level of insignificance

(CONTINUED ON PAGE 2)

SEE ATTACHED SHEET(S) FOR ANY MITIGATION MEASURES IMPOSED.

Any written comments received during the public review period are attached together with the response of the Lead City Agency. The project decision-maker may adopt the mitigated negative declaration, amend it, or require preparation of an EIR. Any changes made should be supported by substantial evidence in the record and appropriate findings made.

THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.

NAME OF PERSON PREPARING THIS FORM	TITLE	TELEPHONE NUMBER
SARAH MOLINA	City Planning Associate	(213) 473-9983

ADDRESS	SIGNATURE (Official)	DATE
200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA. 90012	<i>Maya E. Zaitzescu</i>	11/14/2008

DETERMINATION (To be completed by Lead Agency)

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions on the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared¹

I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.²

Sarah Molina

SIGNATURE

City Planning Associate

TITLE

¹ See Footnote 2.

² Based on this initial evaluation, I find that, with exception of potential haul route impacts, all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required

BACKGROUND AND PROJECT PROPOSAL

Howard Hughes Center is a master-planned mixed-use development, whose development was approved by the City of Los Angeles pursuant to a Development Agreement adopted on November 3, 1986 (the "Original Development Agreement") as well as other related approvals (including but not limited to Tentative Tact Map No. 35269; Variance No. ZA 85-0624(YV); Conditional Use Permit Nos. ZA 85-0625(CUZ), CPC 85-329 CU, and ZA 85-0623 (CUB)) (collectively, the "HHC Project Approvals"). The Original Development Agreement was subsequently amended on September 4, 2002 (the "First Amendment"), and again on May 2, 2005 (the "Second Amendment") (collectively, the "HHC Development Agreement").

The HHC Development Agreement currently grants a vested right to complete the development of Howard Hughes Center with the following uses:

- A. A maximum of 1,950,000 square feet of commercial office and retail development, including, as an option, a maximum 100,000 square feet of retail and a maximum 100,000 square foot fitness center;
- B. A 250,000 square foot entertainment/retail center;
- C. A maximum of 600 hotel rooms; provided, however, that up to 900 additional hotel rooms may be constructed, to a maximum of 1,500 total hotel rooms, by exchanging 301 square feet of commercial office/retail space for each additional hotel room; and
- D. A maximum of 600 residential units; provided, however, each residential unit constructed shall reduce by one hotel room the number of hotel rooms that is allowed to be constructed. The right to construct 600 residential units in-lieu of 600 hotel rooms was expressly authorized by the Second Amendment. *See Second Amendment at § 1.*

Howard Hughes Center is nearly built-out. The Applicant is proposing to utilize the remaining rights granted by the HHC Development Agreement by developing the four remaining undeveloped lots at Howard Hughes Center: 5900 Center Drive, 5901 Center Drive, 6040 Center Drive, and 6055 Center Drive. Specifically, the Project proposes the construction of an apartment building consisting of 375 units at 6040 Center Drive and a 1,500 sq. ft. ground floor restaurant, the construction of a condominium building consisting of 325 condominium units at 6055 Center Drive, the construction of an office building comprised of 248,871 sq. ft. at 5900 Center Drive, and an office building comprised of 238,222 sq. ft. at 5901 Center Drive. The applicant proposes to develop the Project consistent with all applicable authorizations, limitations, conditions, and mitigation measures required by the HHC Project Approvals, including but not limited to the HHC Development Agreement.

CEQA COMPLIANCE

The uses proposed by the applicant's project have been the subject of repeated environmental review by the City of Los Angeles and the applicant has a vested right to complete their development under the HHC Development Agreement.

An Environmental Impact Report (EIR) was prepared and certified in connection with the City of Los

Angeles' 1986 approval of development of Howard Hughes Center and the HHC Project Approvals.³ The Howard Hughes Center Project Approvals established detailed development limitations and criteria to guide the development of Howard Hughes Center. As part of the certification of the 1986 EIR, the City Council also adopted mitigation measures as well as a Statement of Overriding Considerations for environmental effects of the HHC Project Approvals that were not reduced to a less than significant level. Thus, unavoidable adverse effects were acknowledged with respect to the cumulative impact on local and regional air quality; operational noise; traffic; the consumption of non-renewable energy resources; interim sewer treatment capacity; existing landfill capacity; and view obstruction. The City Council determined that other potential environmental effects would be reduced to less than significant levels.

In 1998 the City prepared and certified a separate EIR to analyze the environmental effects of the First Amendment to the Development Agreement, which authorized the Howard Hughes Entertainment Center (currently referred to as the "Promenade at Howard Hughes Center").

In 2005, the Development Agreement was amended again (the "Second Amendment") to extend the term of the Development Agreement to 2011 and to authorize the development of 600 residential units as an alternative to 600 hotel rooms. The Second Amendment was approved pursuant to an Addendum to the Howard Hughes Center EIR (the "2005 Addendum"), which determined that developing 600 residential units as an alternative to 600 hotel rooms would not result in any new significant environmental impacts not already considered, mitigated or overridden through the City Council's adoption of Overriding Considerations in 1986, and that a Subsequent EIR was not required for such residential development. The 2005 Addendum also addressed water service issues pertaining to Sections 10910 – 10915 of the State Water Code. A Notice of Determination for the 2005 Addendum was filed with the County Recorder and posted April 1, 2005.

The applicant's proposed project seeks to implement the development rights that are statutorily and contractually vested by the HHC Development Agreement in compliance with the terms and conditions of the HHC approvals, all of which were the subject of the previous certified EIRs, 2005 Addendum and Statement of Overriding Considerations. (See Appendix A, attached) No further CEQA review of these uses is required.

The applicant has applied for discretionary approvals to implement the uses authorized by HHC Development Agreement, including floor area ratio averaging for three of the four lots of the Project (5900 Center Drive, 5901 Center Drive, and 6040 Center Drive), and a tentative tract map for condominium use as well a haul route approval for construction of the two residential buildings.

The HHC Development Agreement expressly contemplated that future approvals, including discretionary approvals and subdivision maps would be necessary in order to allow the beneficiaries of the HHC Development Agreement to utilize their development rights under the Agreement. *See* HHC Development Agreement, Sections III.B.1, III.B.2, and V.D. This City is obligated to cooperate in the issuance of such approvals provided they are consistent with the Project authorized by the HHC Development Agreement.

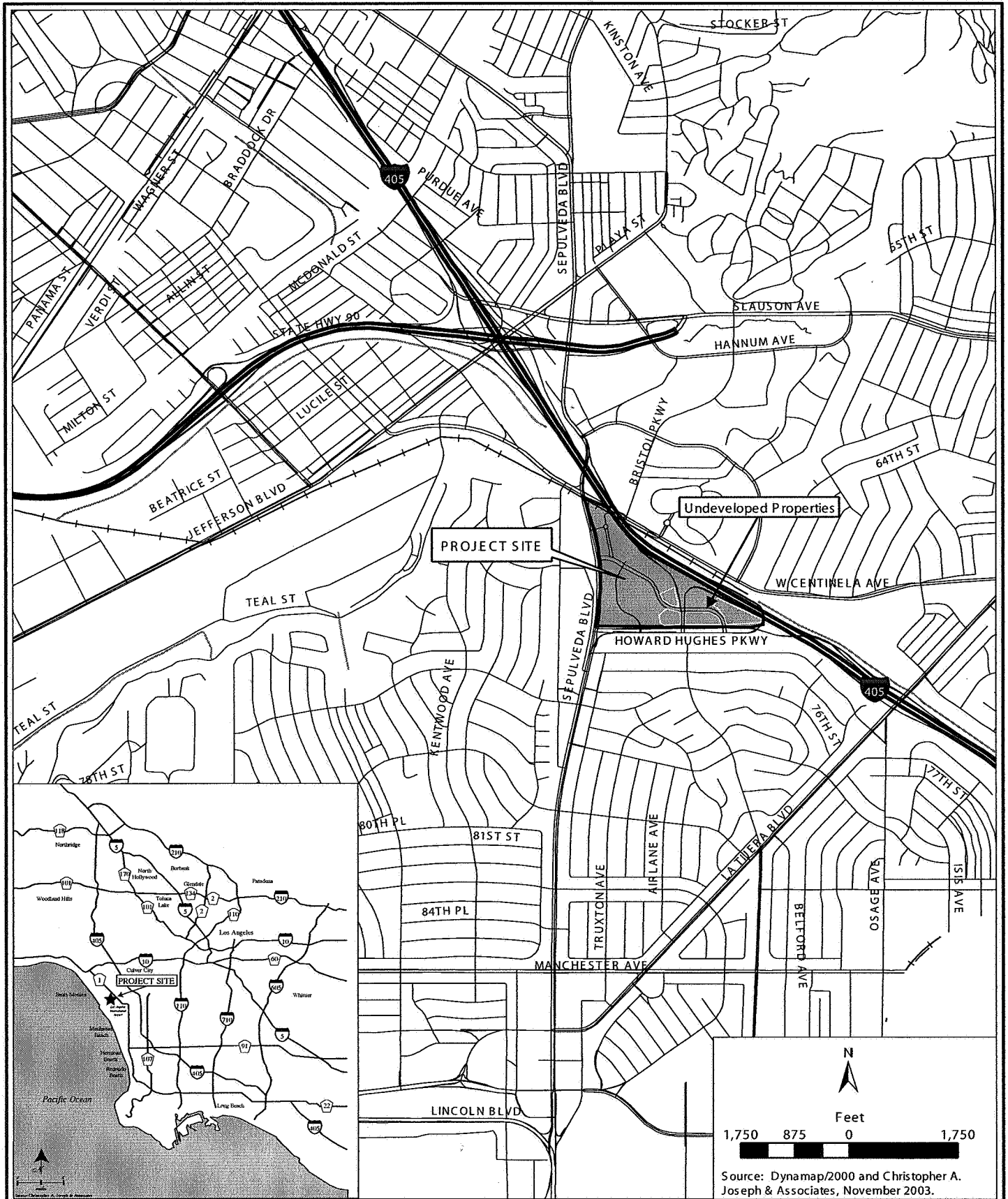
The applicant's floor area averaging application requests the ability to average the floor area ratios of three

³ *Final Environmental Impact Report, Howard Hughes Center, prepared by the City of Los Angeles Planning Department, June 1985. Certified on January 24, 1986. City EIR No. 282-83-ZC(CUZ)(ZV)(SUB) and SCH No. 83090705.*

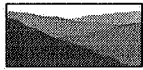
buildings such that a per lot FAR of 3:1 will be exceeded for one building (6040 Center Drive), but the average FAR of all three buildings will be 2.43:1. The vesting tentative tract map would clarify existing legal descriptions and also allow the applicant to sell the 325 residential units proposed at 6055 Center Drive as condominiums. In connection with the vesting tentative tract map, the applicant has also requested haul route approval for the export of 93,000 cubic yards of soil for the residential buildings at 6040 and 6055 Center Drive. (See Appendix B, attached) Haul routes for individual buildings were not approved at the time the Howard Hughes Center development was authorized, and have been reviewed and approved by the City in connection with plans to construct individual buildings. The hauling process for the two buildings at 6040 Center Drive and 6055 Center Drive would include 10-18 wheel haul trucks with a haul load capacity of 14 cubic yards per trip. The hauling activities would generate up to 6 haul trips per day with a daily export of 840 cubic yards of material. All soil material would be transported to the Puente Hills Landfill, approximately 30 miles from the Project Site. The duration of the hauling activity is anticipated to last approximately 110 days, with haul trips occurring between the hours of 9:00 a.m. and 4:00 p.m.

This Initial Study summarizes the conclusions of the City's previous environmental analysis, including the 2005 Addendum, and evaluates whether the particular discretionary approvals now requested by the applicant to implement its HHC Development Agreement rights may result in new potential impacts not previously addressed by prior environmental review, and proposes mitigation measures for such new potential impacts.

Because prior environmental review of the uses proposed by the applicant has been completed, for purposes of this Initial Study the conclusions of "Less Than Significant" or "No Impact" signify that the potential environmental impact was the subject of analysis, mitigation (as applicable), and (as applicable) a Statement of Overriding Considerations in connection with the 1986 EIR and 2005 Addendum. The conclusions of "Potentially Significant Impact" or "Potentially Significant Unless Mitigation Incorporated" signify that the potential environmental impact was not the subject of analysis, mitigation (as applicable), and (as applicable) a Statement of Overriding Considerations in connection with the 1986 EIR and 2005 Addendum. Where the potential environmental impact was not the subject of analysis, mitigation (as applicable), and (as applicable) a Statement of Overriding Considerations in the 1986 EIR and 2005 Addendum, analysis is provided and mitigation measures are recommended as necessary.



Source: Dynamap/2000 and Christopher A. Joseph & Associates, November 2003.



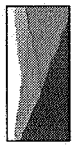
CHRISTOPHER A. JOSEPH & ASSOCIATES
Environmental Planning and Research

Figure 1
Howard Hughes Center
Regional and Location Map



Figure 2
Aerial Photograph of the
Howard Hughes Center

CHRISTOPHER A. JOSEPH & ASSOCIATES
Environmental Planning and Research



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CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
INITIAL STUDY
and CHECKLIST
(CEQA Guidelines Section 15063)

LEAD CITY AGENCY: City of Los Angeles		COUNCIL DISTRICT: CD 11 - BILL ROSENDAHL	DATE: 10/16/2008
RESPONSIBLE AGENCIES: Department of City Planning			
ENVIRONMENTAL CASE: ENV-2008-3887-MND		RELATED CASES: VTT-70318-CN, ZA-2008-2700-VCU	
PREVIOUS ACTIONS CASE NO.: EIR No. 282-83-ZC(CUZ)(ZV)(SUB) and SCH No. 83090705 EIR No. 97-0182-SUB(CUB) and SCH No. 97061068		<input type="checkbox"/> Does have significant changes from previous actions. <input checked="" type="checkbox"/> Does NOT have significant changes from previous actions.	
PROJECT DESCRIPTION: MIXED USE DEVELOPMENT			
ENV PROJECT DESCRIPTION: The project consists of the development of the four remaining undeveloped lots in the Howard Hughes Center (5900 Center Drive, 5901 Center Drive, 6040 Center Drive, and 6055 Center Drive), in accordance with the Development Agreement for Howard Hughes Center. See Figure 1 (attached). The Applicant seeks approval of Vesting Tentative Tract Map No. 70318 to permit a two-lot subdivision for the development of a 325-unit residential apartment building and 1,500 square feet of restaurant space with 483 residential parking spaces on-site and 15 restaurant parking spaces off-site on Lot No. 1 (6040 Center Drive); and a 275-unit residential condominium with 550 residential parking spaces on-site and 138 guest parking spaces off-site on Lot No. 2 (6055 Center Drive). The Applicant is also requesting a Haul Route Approval for Lots No. 1 and 2 and a Vesting Conditional Use Permit to allow Floor Area Averaging in a unified development for three lots, including 5900, 5901, and 6040 Center Drive.			
ENVIRONMENTAL SETTINGS: The Howard Hughes Center is a 69-acre development located within the Westchester-Playa del Rey Community Plan area. Each of the four lots is irregular in shape. The site is bounded by Howard Hughes Parkway to the south, Sepulveda Boulevard to the west, and Interstate 405 (San Diego Freeway) to the northeast. The site is approximately nine miles southwest of downtown Los Angeles and approximately 1.35 miles north of the Los Angeles International Airport. Adjacent land uses consist of Interstate 405 to the north in the PF-1XL zone and single-family residential to the south in the R1-1 zone. Center Drive is a Local Street with a variable 106-120 foot width. The engineer has certified that there are no protected trees located on the site.			
PROJECT LOCATION: 5900, 5901, 6040, and 6055 Center Drive			
COMMUNITY PLAN AREA: WESTCHESTER - PLAYA DEL REY STATUS: <input checked="" type="checkbox"/> Does Conform to Plan <input type="checkbox"/> Does NOT Conform to Plan		AREA PLANNING COMMISSION: WEST LOS ANGELES	CERTIFIED NEIGHBORHOOD COUNCIL: WESTCHESTER - PLAYA DEL REY
EXISTING ZONING: C2-1		MAX. DENSITY/INTENSITY ALLOWED BY ZONING: N/A	LA River Adjacent: NO
GENERAL PLAN LAND USE: REGIONAL COMMERCIAL		MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION: 3:1 FAR	

PROPOSED PROJECT DENSITY:
2.55:1 FAR

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Agricultural Resources | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use/Planning | <input checked="" type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities/Service Systems |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Mandatory Findings of Significance |
| <input checked="" type="checkbox"/> Geology/Soils | <input type="checkbox"/> Population/Housing | |

INITIAL STUDY CHECKLIST (To be completed by the Lead City Agency)

BACKGROUND

PROPOSAL NAME Equity Office Properties		PHONE NUMBER (310) 446-2211
PROPOSALS ADDRESSES Mr. John Hartz Equity Office Properties 10880 Wilshire, Suite 1010 Los Angeles, 90024	Proponents Representative Allan Abshez Irell and Manella, LLP 1800 Avenue of the Stars, Suite 900 Los Angeles, CA 90067-4276 (310) 277-1010	
AGENCY REQUIRING CHECKLIST City of Los Angeles, Department of City Planning 200 N. Spring St., Room 763 Los Angeles, CA 90012 Maya Zaitzevsky, Chief, Advisory Agency Expediting Unit (213) 978-1331	DATE SUBMITTED September 25, 2008	
PROPOSAL NAME (If Applicable) Howard Hughes Center Residential and Office Buildings		

ENVIRONMENTAL IMPACTS

(Explanations of all potentially and less than significant impacts are required to be attached on separate sheets. See discussion below.)

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS. Would the project:				
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, or other locally recognized desirable aesthetic natural feature within a city-designated scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Response: The HHC Project Approvals, including the HHC Development Agreement, grant vested rights to develop the lots at Howard Hughes Center to specified maximum heights above sea level. Specifically, the tract approval contained lot-by-lot height limitations to allow for view corridors through the development approved for Howard Hughes Center. The 1986 EIR analyzed the proposed height limits and concluded that the various high-rise structures at Howard Hughes Center would obstruct the then existing views over the project site from adjoining and nearby properties. View obstruction resulting from the City's approval of these height maximums was recognized as an unavoidable impact of the Howard Hughes Center development. The 1986 Statement of Overriding Considerations adopted by the City Council found that the view obstruction impacts created by Howard Hughes Center buildings were acceptable.

The 2005 Addendum found that that the proposed substitution of 600 residential dwelling units as an alternative to 600 hotel rooms would not affect building placement and height limitations for building sites, and that the view obstruction impacts of such development had already been disclosed, analyzed, and mitigated, with the residual unavoidable view impacts having been subjected to overriding considerations. Impacts upon views were already analyzed under the previous environmental documents for the Howard Hughes Center. Accordingly, the Addendum concluded that no revisions to the prior environmental findings with respect to views and aesthetics were required. In addition, the 2005 Addendum found that the exchange of residential units in place of hotel rooms would not create any additional sources of light or glare. The exchange of hotel uses for residential uses would not be expected to emanate any more light than is currently provided for under the then-existing entitlements. As such, light impacts on the surrounding environment were found to be less than significant and no mitigation was deemed warranted.

The Project will comply with all height limits established within the HHC Development Agreement, the 1986 EIR and the adopted Statement of Overriding Considerations. The 6040 Center Drive apartment building will be 7 stories and will comply with the 135 MSL-foot height limitation for such lot.⁴ The 6055 Center Drive condominium building will be 24 stories, and has a range of height limits varying from 125 to 326 feet mean sea level consistent with the MSL-foot limitations for such lot.⁵ The 5900 Center Drive Office Building will be 5 stories and will not exceed 140 feet MSL, which is the lower of the two height limits that apply to such lot. The 5901 Center Drive Office Building be 5 stories and will comply with the 135 MSL-foot height limitation for such lot. Because the proposed Project would not alter building placement or permitted height as otherwise permitted and analyzed under prior environmental reviews, the Project is consistent with the HHC Development Agreement and HHC Project approvals, as well as the prior environmental review, mitigation measures and adopted Statement of Overriding Considerations. Therefore, no further review is necessary pursuant to CEQA.

⁴ City of Los Angeles, Letter of Clarification, re Tract No. 35269 Counsel District No. 6, November 4, 1999.

⁵ Ibid.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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II. AGRICULTURAL RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Conflict with the existing zoning for agricultural use, or a Williamson Act Contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Response: The Project site is not classified in any "Farmland" category designated by the State of California and neither the Project Site, nor any of the nearby properties are zoned or currently utilized for agricultural activities. Therefore, the Proposed Project would have no impact associated with the conversion of farmland.

III. AIR QUALITY. The significance criteria established by the South Coast Air Quality Management District (SCAQMD) may be relied upon to make the following determinations. Would the project result in:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Conflict with or obstruct implementation of the SCAQMD or Congestion Management Plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Result in a cumulatively considerable net increase of any criteria pollutant for which the air basin is non-attainment (ozone, carbon monoxide, & PM ₁₀) under an applicable federal or state ambient air quality standard? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e. Create objectionable odors affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Response: According to the air quality analysis from the 1986 EIR, operation of Howard Hughes Center was estimated to generate an estimated 4.5 tons of mobile source air pollutants. The operational impacts were found not to exceed State or Federal air quality standards. However, the cumulative impact on local and regional air quality was found to be a significant and unavoidable impact. A Statement of Overriding Considerations was adopted for the project's construction emissions and for Howard Hughes Center's contribution to cumulative and regional air quality impacts.

The 2005 Addendum found that the construction activities and duration of the active construction period associated with either hotel or residential units would be substantially equivalent to one another with respect to addressing air quality emissions and thus would not generate any new construction-related air quality impacts. The 2005 Addendum also found

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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that the substitution of 600 residential units as an alternative to 600 hotel units would not alter the trip cap or the TDM requirements for the Howard Hughes Center project. Thus, the traffic related emissions would not be affected by allowing an even exchange of hotel rooms for dwelling units because the associated traffic levels would not exceed 4,785 PM peak hour trips regardless of the type of land uses developed.

Because the Project would not increase the number of residential dwelling units nor the amount of office as otherwise permitted and analyzed under prior environmental reviews, the Project would not generate any new construction-related air quality impacts or any new traffic-related air quality impacts and the unavoidable significant impacts on air quality identified in the previous EIR would not be substantially more severe than previously analyzed.

In September 2006, subsequent to the City's approval of the Second Amendment to the HHC Development Agreement and 2005 Addendum, Governor Arnold Schwarzenegger signed in to law AB 32, the California Global Warming Solutions Act of 2006. AB 32 requires the California Air Resources Board (CARB) to adopt regulations to require the reporting and verification of statewide greenhouse gas emissions and to monitor and enforce compliance with that program. As part of this effort, the CARB will adopt a statewide greenhouse gas emissions limit equivalent to the statewide greenhouse gas emissions levels in 1990, to be achieved by 2020. The City of Los Angeles has begun to address the issue of global climate change by publishing Green LA, An Action Plan to Lead the Nation in Fighting Global Warming (LA Green Plan). This document outlines the goals and actions the City has established to reduce the generation and emission of GHGs from both public and private activities. According to the LA Green Plan, the City of Los Angeles is committed to the goal of reducing emissions of CO2 to 35 percent below 1990 levels. To achieve this, the City aims to:

- Increase the generation of renewable energy;
- Improve energy conservation and efficiency; and
- Change transportation and land use patterns to reduce dependence on automobiles.

To date, no air agency or municipality had yet established project-level significance thresholds for GHGs emissions. As such, GHG emissions can be quantified, but should not be used to determine significance under CEQA.

As a mixed-use development with a comprehensive Transportation Demand Management (TDM) Program, Howard Hughes Center has in place mitigation measures and programs that reduce vehicle miles traveled and thereby reduce the level of GHG emissions that would be generated by a project of similar size and scale in another locale. Howard Hughes Center has exceeded previous the TDM targets set by the HHC Project Approvals. The addition of residential uses to Howard Hughes Center will make Howard Hughes Center a fully mixed-use development, where persons can live, work, shop, and recate, thereby promoting the reduction of vehicle trips, miles traveled, and attendant GHG. Furthermore, the Project would be built to current building standards, including Title 24 Requirements, which includes incorporating mandatory energy conservation features such as low flow plumbing fixtures, and energy efficient appliances. As a result, the project's operational impacts upon GHG emissions would be reduced. Since the project would be consistent with the goals identified in the City's LA Green Plan, the Project's contribution to global warming would be considered less than significant.

IV. BIOLOGICAL RESOURCES. Would the project:

- a. Have a substantial adverse effect, either directly or through habitat modification, on any species identified

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations by the California Department of Fish and Game or U.S. Fish and Wildlife Service ?				
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in the City or regional plans, policies, regulations by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh vernal pool, coastal, etc.) Through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance (e.g., oak trees or California walnut woodlands)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Response: The Project Site is located in a developed urban setting. The Project Site is not located within a significant ecological area⁶. No known candidate, sensitive or special status species, or riparian or other sensitive habitats are located on the Project Site. The Project Site does not support riparian or wetland habitat, or "waters of the United States," as defined by Section 404 of the Clean Water Act. No wildlife corridors are located on site. The Project Site does not contain oak trees or other protected biological resources. Therefore, impacts will be less than significant and no further environmental review of this issue under CEQA is warranted.

⁶ City of Los Angeles Planning Department, *Environmental and Public Facilities Map: Significant Ecological Areas in the City of Los Angeles*, September 1, 1996.

V. CULTURAL RESOURCES: Would the project:

- a. Cause a substantial adverse change in significance of a historical resource as defined in State CEQA Section 15064.5?
- b. Cause a substantial adverse change in significance of an archaeological resource pursuant to State CEQA Section 15064.5?
- c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
- d. Disturb any human remains, including those interred outside of formal cemeteries?

Response: The 1986 EIR disclosed the Howard Hughes Center site is in an area of high archaeological sensitivity. Two recorded archaeological sites (LAN 213, LAN 216) are located on the project site, although extensive test excavation of these two sites revealed no historical or archaeological evidence of any significance. The 1986 EIR requires the subdivider to retain a qualified archaeologist to monitor subsurface operations and to order reasonable protective measures if any significant archaeological resources are uncovered. As a result, the project's impact was concluded to be reduced to a less than significant impact.

The 2005 Addendum reiterated that the HHC Development Agreement was approved under the condition that the Project Applicant retains a qualified archaeologist to monitor subsurface operations and to order reasonable protective measures if resources are recovered. Therefore, the substitution of 600 residential units as an alternative to 600 hotel units would not result in any impact different than that already assessed and mitigated by the HHC Development Agreement.

As the Project does not increase the development footprint and would involve construction and earthwork activities within the building pad areas previously identified, the Project would not result in any new significant impacts upon cultural or archaeological resources or result in a substantial increase in the severity of impacts previously identified. No further environmental review of this issue under CEQA is warranted.

VI. GEOLOGY AND SOILS. Would the project result in the exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:

- i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.
- ii. Strong seismic ground shaking?
- iii. Seismic-related ground failure, including liquefaction?
- iv. Landslides?
- b. Result in substantial soil erosion or the loss of topsoil?

- | | | | | | |
|----|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| c. | Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potential result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. | Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e. | Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Response: The 1986 EIR analyzed grading and filling for the development of Howard Hughes Center. All grading was required to be conducted in accordance with the recommendations of the geotechnical reports by the consulting geologist and the City's existing grading ordinance. The Advisory Agency required various grading techniques recommended by the Los Angeles Department of Building and Safety (LADBS) to maximize the safety of all graded areas. Slopes are to be landscaped and maintained by a sprinkling irrigation system to minimize erosion. With implementation of the mitigation measures, grading impacts were concluded to be less than significant.

The 2005 Addendum found that no new impacts would result from approval of the Second Amendment to the Development Agreement, and the development at Howard Hughes Center would remain subject to the same conditions and mitigation measures required by the HHC Project approvals. It also noted that, according to a recent Alquist-Priolo Special Study Zones and Fault Rupture Study Areas, there are no active surface fault traces known to be present on the project site. The 2005 Addendum found that projects authorized by the Second Amendment would be required to comply with existing codes which reduce seismic risks to an acceptable level and thus would have a less than significant impact with regard to seismic ground shaking.

The Project implements the vested rights under the HHC Development Agreement. The Project would require a haul route approval for the export of 93,000 cubic yards of soil. Consistent with the findings of the 2005 Addendum, the Project would not result in any new significant geotechnical or geologic environmental effects or a substantial increase in the severity of any previously identified impacts associated with geology or geotechnical hazards. No further environmental review of this issue under CEQA is warranted.

The Project Site is located in an area that is served by a City-operated wastewater collection, conveyance, and treatment system. No septic tanks or alternative disposal systems would be required nor are they included as part of the Project. No impact would occur and no further analysis of this issue is warranted.

The grading of the site will result in the loss of topsoil, however, this impact will be reduced to a less than significant level by the incorporation of construction mitigation measures. Environmental impacts may result from the grading of the site and the hauling of the soil, however, these impacts will be reduced to a less than significant level by the incorporation of construction mitigation measures.

MITIGATION MEASURES:

MM-1 The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.

MM-2 Fences shall be constructed around the site to minimize trespassing, vandalism, short-cut attractions and attractive nuisances.

VII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

- a. **Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?**

Response: The Project implements the vested rights under the HHC Development Agreement through the development of authorized residential units, office square footage and retail square footage. The Project does not require the transport, use or disposal of any hazardous materials, and will not create a significant hazard to the public. As discussed in the 1986 EIR, the transport and storage of building materials and supplies, including potentially materials including but not limited to diesel, oil, gasoline, solvents and architectural coatings, would be conducted in accordance with all applicable rules and regulations. (See also Checklist Question XV for a discussion of impacts and mitigation measures associated with the proposed haul route application.) Therefore, impacts would be less than significant.

- b. **Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?**

Response: The Project implements the vested rights under the HHC Development Agreement through the development of authorized residential units, office square footage and retail square footage. As discussed in the 1986 EIR, the transport and storage of building materials and supplies, including potentially materials including but not limited to diesel, oil, gasoline, solvents and architectural coatings, would be conducted in accordance with all applicable rules and regulations. Operation of the Project would not involve the use of potentially hazardous materials. Impacts are considered less than significant.

- c. **Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?**

Response: The nearest school is about one-half mile from the Project Site.⁷ Furthermore, the Project involves residential, office and retail uses and will not involve hazardous emissions, materials, substances or waste. Therefore, impacts would remain less than significant.

- d. **Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?**

Response: The Project Site is not included on any lists of known hazardous materials site listings. As such, the proposed project would not pose an environmental hazard to surrounding sensitive uses. Less than significant impacts would occur.

⁷ LAUSD, Los Angeles City Council Districts map with schools, website: http://notebook.lausd.net/pls/plil/docs/PAGE/CA_LAUSD/LAUSDNET/DISCOVER/MAPS/2007_LACOUNCILDISTRICTS_INDEX.PDF, accessed September 3, 2008.

- e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

Response: The 1986 EIR concluded that development at Howard Hughes Center would not result in a safety hazard with respect to nearby public airports. The Project Site is just over 1.35 miles north of Los Angeles International Airport (LAX) and is located outside of the Airport Influence Area Planning Boundary and Airport Land Use Plan Noise Contours for LAX.⁸ The Project proposes to implement the vested rights under the HHC Development Agreement through the development of authorized residential buildings and office buildings, as well as retail square footage. The proposed buildings will comply with height limits established by the HHC Development Agreement and Project Approvals. No further CEQA review is required.

- f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for the people residing or working in the area?

Response: See previous response. The Project Site is not located in the vicinity of a private airstrip.

- g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Response: The Project proposes to implement the vested rights under the HHC Development Agreement through the development of authorized residential buildings and office buildings, as well as retail square footage. The Project is consistent with the prior environmental review, mitigation measures and adopted Statement of Overriding Considerations for the development authorized by the HHC Development Agreement. As discussed within the Transportation Section of this Initial Study, while there are four remaining undeveloped lots at Howard Hughes Center, the traffic and transportation improvements and mitigation measures required to serve all of the development authorized by the HHC Development Agreement and HHC Project approvals (including improvements and mitigation measures to provide adequate emergency access) have been completed by the developers of Howard Hughes Center. No further CEQA review is required.

- h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Response: The Project Site is not considered wildland and is not located within a Brush Fire Hazard Area.⁹ Therefore, impacts are considered less than significant.

VIII. HYDROLOGY AND WATER QUALITY. Would the proposal result in:

- a. Violate any water quality standards or waste discharge requirements?

⁸ Los Angeles County Airport Land Use Plan, Airport Influence Area Map for the Los Angeles International Airport, dated 5/13/03.

⁹ City of Los Angeles Planning Department, Environmental and Public Facilities Map: Brush Fire Hazard Areas in the City of Los Angeles, September 1, 1996.

- b. Substantially deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned land uses for which permits have been granted)?
- c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?
- d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off site?
- e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?
- f. Otherwise substantially degrade water quality?
- g. Place housing within a 100-year flood plain as mapped on federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?
- h. Place within a 100-year flood plain structures which would impede or redirect flood flows?
- i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?
- j. Inundation by seiche, tsunami, or mudflow?

Response: To mitigate any potential adverse impacts associated with flooding and hydrology, the 1986 EIR required the following drainage facilities be constructed as part of the planned 69-acre development: a) an on site drainage system; b) a storm drain system to convey the flow not controlled by the County's Project #81 from Airport Boulevard to the culvert under Sepulveda Boulevard; c) the re-grading of the existing drainage channel from Arizona Place downstream to the two existing corrugated metal pipe inlets; and d) upon approval of Culver City and the Los Angeles County Department of Public Works, the extension of the existing County drain to the boundary line between the City of Los Angeles and Culver City. Completion of the above requirements to the satisfaction of the City Engineer was concluded to have successfully reduced any impacts to a less than significant impact. According to the latest annual review of the HHC Development Agreement, these improvements were completed by November 1990 and have resulted in a greater improvement than originally anticipated.

The 2005 Addendum found that no new impacts would result from approval of the Second Amendment to the Development Agreement, and the development at Howard Hughes Center would remain subject to the same conditions and mitigation measures required by the HHC Project approvals. Development of the remaining undeveloped parcels within Howard Hughes Center would be subject to the current National Pollution Discharge Elimination System (NPDES) requirements, which prescribe mandatory best management practices (BMPs) to control surface water runoff during the construction process to mitigate potential water quality impacts. Mandatory compliance with the NPDES is implemented through permit approval process of the State Regional Water Quality Control Board (SWRCB), which is administered at the local level through local district offices. Prior to approval of a grading permit, the project applicant would be required to submit a detailed storm water pollution prevention plan (SWPPP) for the construction process detailing the BMPs that will be implemented during construction and the design of the project. The 2005 Addendum found that, with adherence to the NPDES permitting requirements, potential impacts associated with water quality would be reduced to less than significant levels.

The 2005 Addendum also found that the exchange of hotel rooms for an equal amount of residential dwelling units would not induce any substantial changes to the development's drainage plan for future build-out of Howard Hughes Center. Any future build-out would be designed to connect to the existing storm water infrastructure in Howard Hughes Center, which has already been designed to accommodate increased runoff from development of the current planned density. The exchange of hotel rooms for an equal amount of residential dwelling units would not increase the overall density of the Howard Hughes Center development and would not result in any increases to the capacity of the planned and developed storm water infrastructure currently serving the site. Therefore, it was concluded that there would be no impact to the capacity of existing or planned storm water drainage systems as a result of approval of the Second Amendment to the Howard Hughes Center Development Agreement.

Because the Project would not increase the number of residential dwelling units nor the amount of office space that is currently entitled under the HHC Development Agreement and previously analyzed through the CEQA process, such Project would not result in any new significant hydrology or water quality effects or a substantial increase in the severity of previously identified significant effects. No further environmental review of this issue under CEQA is warranted.

IX. LAND USE AND PLANNING. Would the project:

- a. **Physically divide an established community?**
- b. **Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?**

- c. Conflict with any applicable habitat conservation plan or natural community conservation plan?

Response:

The uses proposed by the Project (600 residential units, approximately 487,093 square feet of office uses, and 1,500 sq. ft. restaurant) implement the remaining rights authorized by the HHC Development Agreement and HHC Project approvals, as well as the prior environmental review, mitigation measures and adopted Statement of Overriding Considerations. No further environmental review of such uses is required by CEQA.

The applicant has applied for discretionary approvals to implement the uses authorized by HHC Development Agreement, including floor area ratio averaging for three of the four lots of the Project (5900 Center Drive, 5901 Center Drive, and 6040 Center Drive), and a tentative tract map for condominium use as well a haul route approval for construction of the two residential buildings.

The HHC Development Agreement expressly contemplated that future approvals, including discretionary approvals and subdivision maps would be necessary in order to allow the beneficiaries of the HHC Development Agreement to utilize their rights under the Agreement. See HHC Development Agreement, Sections III.B.1, III.B.2, and V.D. This City is obligated to cooperate in the issuance of such approvals provided they are consistent with the Project authorized by the HHC Development Agreement.

Pursuant to the HHC Development Agreement, the applicant has a vested right to develop the uses proposed. This analysis evaluates whether the particular discretionary approvals now requested by the applicant to implement its HHC Development Agreement rights may result in new potential impacts not previously addressed by prior environmental review, and proposes mitigation measures for such new potential impacts.

The applicant is proposing FAR averaging for three of the four lots (5900 Center Drive, 5901 Center Drive, and 6040 Center Drive). Permissible floor area is determined by multiplying the buildable area of a lot by the authorized FAR ratio. Under the HHC Development Agreement, the applicable per lot FAR limitation is 3:1.

In 1986, when the Original Development Agreement was approved by the City of Los Angeles, FAR averaging between adjacent lots was not authorized by the City of Los Angeles Municipal Code. However, the City proposed that FAR averaging be permitted as a feature of the Howard Hughes Center development plan, and included environmental review of floor area averaging in the 1986 EIR. As part of the HHC Project Approvals, the City approved a variance permitting FAR averaging within Howard Hughes Center (ZA 85-0624 (YV)). The FAR averaging variance was expressly included in the Project Approvals encompassed by the Original Development Agreement. While the variance approved for floor area ratio averaging (ZA 85-0624 (YV)) was later set aside by a court, FAR averaging was envisioned by the City as part of the Project authorized for Howard Hughes Center.