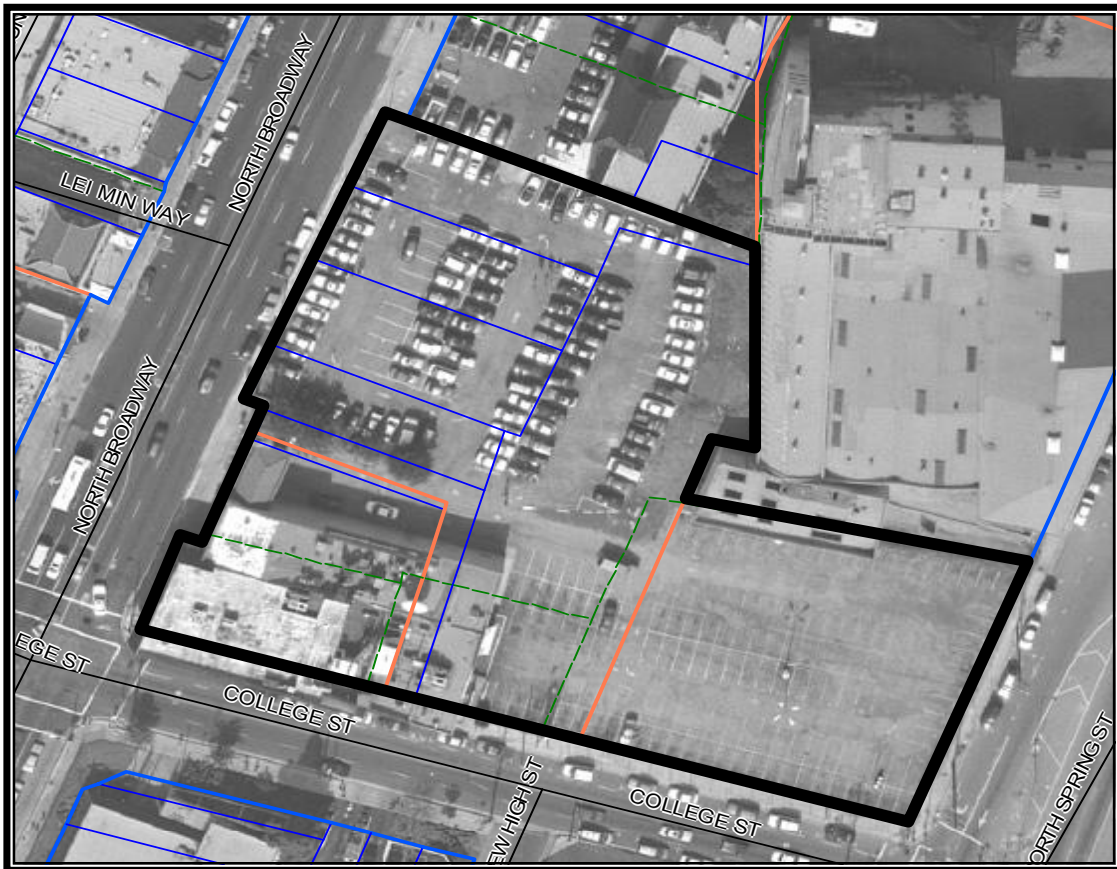


*Initial Study/
Mitigated Negative Declaration*
for
CHINATOWN PARKING STRUCTURE
900-924 N. Broadway, 215-219 W. College Street
and 901 N. Spring Street
Central City North Community

W.O. EXXMC700



City of Los Angeles



*Bureau of Engineering
Environmental Management Group*

October 29, 2002

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
MITIGATED NEGATIVE DECLARATION
(Article I, City CEQA Guidelines)

LEAD CITY AGENCY AND ADDRESS: Department of Public Works, Bureau of Engineering 650 South Spring Street, Los Angeles, California 90014	COUNCIL DISTRICT 1
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PROJECT TITLE: CHINATOWN PARKING STRUCTURE (W.O. EXXMC700)	T.G. 634, G2
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PROJECT LOCATION: Six contiguous lots located at 900-924 N. Broadway, 215-219 W. College Street and 901 N. Spring Street in the Central City North community of Los Angeles.

DESCRIPTION: The proposed project consists of property acquisition and demolition of a former restaurant (Little Joe's), and the new construction of a three-story parking garage and a maximum of 3,000 square feet of retail space along College Street. There are currently 243 parking spaces onsite; 450 parking spaces are proposed for development. A pedestrian walkway will be constructed to connect the parking structure to the College Street Gold Line station.

To protect unknown cultural resources, an archaeological reconnaissance of the project site is required once demolition of the existing buildings and removal of the pavement is complete. Other actions necessary to protect cultural resources will be implemented as recommended by the archaeologist once the survey is complete.

NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY:

FINDING: The **City Engineer** of the City of Los Angeles has determined that this project will not have a significant effect on the environment for the following reasons: The project does not have the potential to degrade the quality of the environment, substantially reduce wildlife habitat, cause a wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered species. Although potential impacts to cultural resources were identified, implementation of mitigation measures would reduce these impacts to a level of insignificance.

<SEE THE ATTACHED PAGES FOR ANY MITIGATION MEASURES IMPOSED>

Any written objections received during the public review period are attached, together with the responses of the lead City agency.

THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED

PERSON PREPARING THIS FORM Lisa R. Dugas Environmental Specialist II	ADDRESS 650 South Spring Street, Suite 574 Los Angeles, CA 90014	TELEPHONE NUMBER (213) 847-8696
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SIGNATURE (Official) Ara Kasparian, Ph.D., Manager Environmental Management Group	DATE
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CITY OF LOS ANGELES
CALIFORNIA ENVIRONMENTAL QUALITY ACT
INITIAL STUDY
(Article V---City CEQA Guidelines)

Council District: 1

Date: October 29, 2002

Lead City Agency: Los Angeles Department of Transportation

Project Title: Chinatown Parking Structure

I. PROJECT DESCRIPTION

A. Location

Six contiguous lots located at 900-924 N. Broadway, 215-219 W. College Street and 901 N. Spring Street in the Central City North community, as shown on Figures 1 and 2.

B. Purpose

The purpose of the proposed project is to provide parking for the Chinatown area and the College Street Gold Line station.

C. Description

The proposed project consists of property acquisition and demolition of a former restaurant (Little Joe's), and the new construction of a three-story parking garage and a maximum of 3,000 square feet of retail space. There are 450 parking spaces proposed for development. A pedestrian walkway will be constructed to connect the parking structure to the College Street Gold Line station.

Unless otherwise stated, the project will be designed, constructed and operated following all applicable laws, regulations and formally adopted City Standards (e.g., *Los Angeles Municipal Code* and *Bureau of Engineering Standard Plans*). Construction will follow the uniform practices established by the Southern California Chapter of the American Public Works Association (e.g., the *Standard Specifications for Public Works Construction* and the *Work Area Traffic Control Handbook*), as specifically adapted by the City of Los Angeles (e.g., Standard Plan S-610).

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services, and

activities.

II. EXISTING ENVIRONMENT

The project site is located in the community of Central City North and is zoned C2-2 along the western half of the property and (Q)C2-2 along the eastern half of the property. The (Q) condition limits include the following: (1) The floor area ratio (FAR) for commercial development shall not exceed 1.5:1; (2) An additional FAR of 1.5:1 may be utilized for residential uses, up to a 3:1 FAR total; (3) An additional FAR of 1:1 may be utilized for low income housing, for a total FAR not to exceed 4:1; and (4) For any development in excess of a 2:1 FAR, development plans shall be submitted to the City Planning Commission for review and approval.

Both North Broadway and North Spring Street are major highways, with College Street being a secondary highway. North Broadway contains two lanes in each direction with a median turn lane and right turn lanes. North Spring Street has three lanes in each direction with a median turn lane. College Street has one westbound traffic lane with street parking, and two eastbound lanes without street parking. Traffic signals are present at the intersections of North Broadway/College Street, and North Spring Street/College Street.

The project site is currently occupied by a vacant restaurant, formerly Little Joe's, and parking lot. The majority of the project site is either asphalt-paved or covered by the former restaurant building. However, some vegetation exists. There are some trees in the parking lot north of the building and on the south side of the building. Street trees line North Broadway.

North of the project site is a banking/commercial center and the historic Capitol Mills building, a mixed-use commercial/warehouse/loft development. To the east are vacant industrial properties and the construction for the College Street Gold Line Station. A bank and indoor swap meet are located to the south, with other commercial development to the west. The nearest freeway is Highway 110, located approximately ¼ mile to the west. The nearest residences are located approximately 550 feet to the west-southwest on the southwestern corner of Hill Street and College Street. However, the Capitol Mills development will bring residential uses adjacent to the project site.

The project site is located within the Los Angeles quadrangle of the United States Geological Survey 7.5-minute series topographic maps. The project site itself is relatively flat in topography, sloping downwards slightly to the east. The project site is situated approximately 300 feet above mean sea level (msl) with a topographic gradient

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to the southeast. The area is fully urbanized. No bodies of water are present on or adjacent to the project site. However, the Los Angeles River is located one mile to the east.

According to the California Division of Mines and Geology, Geologic Map of California, Los Angeles Sheet, dated 1969, the project site area is underlain by Quaternary alluvium, consisting of gravel, sand, silt, and clay.

The project site is not located overlying an Alquist-Priolo fault zone area, an earthquake landslide hazard, a methane zone, a high wind area, a hillside grading area or an oil well area. It is, however, located within an earthquake liquefaction hazard area.

Historical architectural and archaeological surveys were conducted for the project site. None of the structures onsite were found eligible for listing in the National Register of Historic Places, the California Register or a local historic register and are, therefore, not considered to be historic resources. Archaeological research indicates that the general area of the project site is sensitive for archaeological resources, and the probability of encountering cultural materials at the project site is high.

Although research of the California Department of Fish and Game's *California Natural Diversity Database* found occurrences of federally-listed threatened or endangered species of plants and animals within the project site's topographic quadrangle, these species are not likely to be present at the project site because the project site is completely paved or covered by buildings.

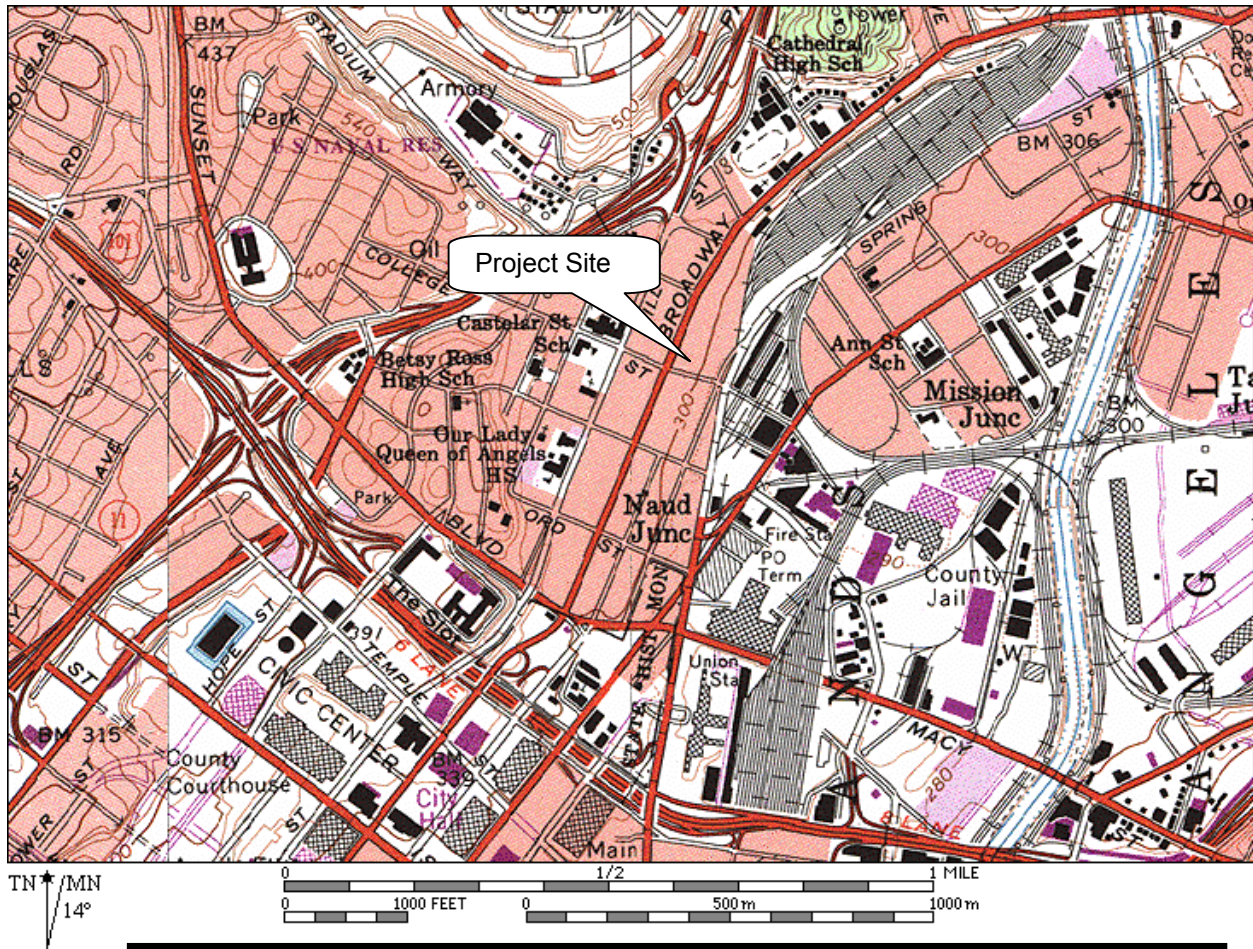
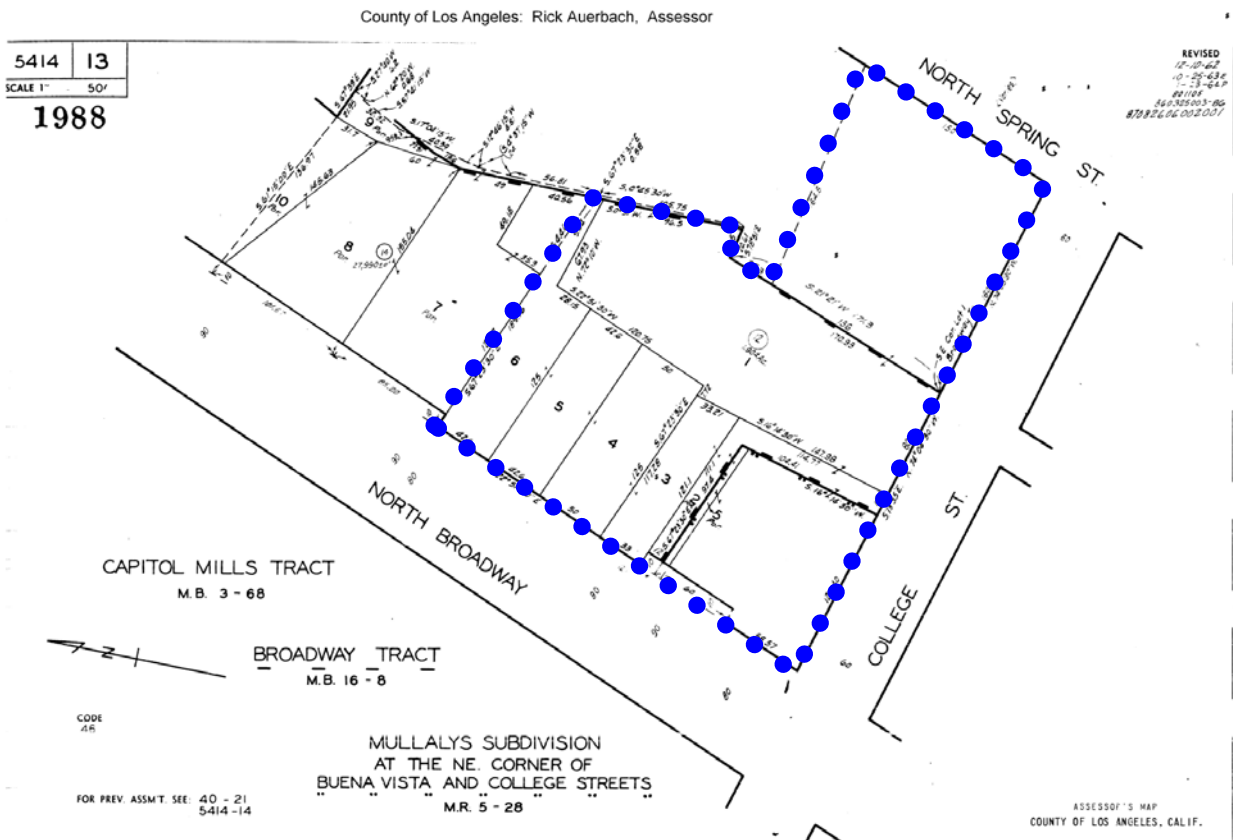


Figure 1. Project Site Location Map
Source: USGS 7.5-Minute Topographic Map, Los Angeles Quadrangle, dated 1966, photorevised 1981.

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III. ENVIRONMENTAL IMPACT EVALUATION

A brief explanation is provided for all answers except "No Impact" answers that are adequately and clearly supported by the information sources cited after each question (e.g. the California Natural Diversity Database shows no sensitive species in the project area). A "No Impact" answer is explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on project specific screening analysis). All sources so referenced are available for review at the offices of the Bureau of Engineering, 650 South Spring Street, Suite 574, Los Angeles. (Call Lisa Dugas at [213] 847-8696 for an appointment.)

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<h1>Issues</h1>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant	No Impact
1. AESTHETICS -- Would the project:				
a) Have a substantial adverse effect on a scenic vista? Reference: 14 Sections L1 and L2 Comment:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? Reference: Comment:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings? Reference: 14 Sections L1 and L3 Comment: The design for the retail frontage along College Street will be consistent with and/or will complement the character of the Chinatown area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area? Reference: 14 Section L4 Comment:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. AGRICULTURE RESOURCES -- Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? Reference: 2 Comment:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? Reference: 2 Comment:	<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? Reference: 2 Comment:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. AIR QUALITY -- Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan? Reference: 16 Comment:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? Reference: 14 Sections E1, E2, and E3; 16 Comment:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant	No Impact
<p>federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)? Reference: 16</p>				
<p>Comment: The proposed project is located within the South Coast Air Basin which is a non-attainment area for ozone, PM10, and carbon monoxide. Implementation of the proposed project may result in fugitive dust and mobile emissions from construction activities. However, these impacts would be temporary and short-term in nature and construction activity would comply with applicable SCAQMD regulations such as Rule 403, which is designed to minimize fugitive dust. Construction equipment would also be permitted, maintained, and operated to minimize emissions.</p>				
<p>d) Expose sensitive receptors to substantial pollutant concentrations?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Reference: 14 Sections E1, E2 and E3</p>				
<p>Comment:</p>				
<p>e) Create objectionable odors affecting a substantial number of people?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Reference: 14 Section E2</p>				
<p>Comment:</p>				
<p>4. BIOLOGICAL RESOURCES – Would the project:</p>				
<p>a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Reference: 14 Section G; 5</p>				
<p>Comment:</p>				
<p>b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Reference: 14 Section G; 18;19</p>				
<p>Comment:</p>				
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Reference: 14 Section G; 19</p>				
<p>Comment:</p>				
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Reference: 14 Section G</p>				
<p>Comment:</p>				
<p>e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Reference: 14 Section G; 5</p>				
<p>Comment:</p>				
<p>f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional,</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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<h1>Issues</h1>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant	No Impact
<p>or state habitat conservation plan? Reference: 14 Section G; 12 Conservation Element Comment:</p>				
<p>5. CULTURAL RESOURCES – Would the project:</p>				
<p>a) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations Section 15064.5? Reference: 14 Section M3; 10 Comment: A historical architectural survey was conducted for the project site in October 2002. Although the Little Joe's restaurant building was constructed in 1886, it has been significantly altered over the years. When originally constructed, the building was a three-story Queen Anne style building. The second and third stories were removed in the decade of the 1970s. Due to the changes and alterations over time, Little Joe's restaurant is not able to convey historic significance and does not qualify for the California Register or the National Register of Historic Places. No further recommendations appeared warranted.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations Section 15064.5? Reference: 8; 9 Section 6-3.2; 14 Section M2 Comment: An archaeological survey was conducted for the area of the project site in October 2002. The record search for the project area indicated that the general area is sensitive for archaeological resources, with multiple known sites within ½ mile of the project site. The survey found a high probability for encountering cultural materials.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? Reference: 9 Section 6-3.2; 14 Section M1 Comment: No known paleontological resources are located within the project site. However, in the event that paleontological resources are encountered during any earthmoving activities, standard construction practices would be followed, which include the suspension of work until a qualified paleontologist can evaluate the find and make appropriate recommendations for the protection of the resource(s).</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>d) Disturb any human remains, including those interred outside of formal cemeteries? Reference: 8; 14 Section M2; 15 Comment: There are no known burial sites located within the project site. As such, human remains are not expected to be encountered during demolition or construction of the project.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>6. GEOLOGY AND SOILS – Would the project:</p>				
<p>a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:</p>				
<p>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? References: 4</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant	No Impact
<p>Comment:</p>				
<p>ii) Strong seismic ground shaking? Reference: 14 Section C1 Comment:</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>iii) Seismic-related ground failure, including liquefaction? Reference: 14 Section C1; 3 Comment: The project site is located within an earthquake liquefaction hazard area. As stated above, the design and construction of the facility will minimize the risk of damage to the buildings from earthquake hazards.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>iv) Landslides? Reference: 14 Section C1 Comment:</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>b) Result in substantial soil erosion or the loss of topsoil? Reference: 14 Section C2 Comment:</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? Reference: 14 Section C2 Comment: As described above, the project site is located in a liquefaction hazard area. However, the design and construction of the facility will minimize the risk of damage to the buildings from earthquake hazards.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>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? Reference: Comment:</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? Reference: 11 Comment:</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>7. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:</p>				
<p>a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? Reference: 14 Section H1 Comment:</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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? Reference: 14 Section H1</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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<h1>Issues</h1>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant	No Impact
<p>Comment: The building on the project site was constructed in 1886, with numerous alterations having been conducted since construction. Given the age of the building, it is possible that asbestos-containing building materials and lead-based paint are present. Demolition of the buildings would be conducted in accordance with applicable regulations to minimize emissions, such as SCAQMD Rule 1403, which is designed to minimize emissions from asbestos-containing materials.</p>				
<p>c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? Reference: 14 Section H1; 16 Comment:</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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? Reference: 6 Comment: In addition to research of the Cortese database (i.e. Government Code Section 65962.5), a Phase I Environmental Site Assessment was also conducted by Smith Emery Geoservices, dated November 11, 1999. The project site was not listed on a hazardous materials database or identified on a contamination-related database. It is, however, identified as having had three 1,000-gallon gasoline and one 120-gallon waste oil underground storage tanks (USTs) associated with a former gasoline service station located at the northwestern corner of Spring Street and College Street. The USTs were removed in 1956. Assessment and remediation of the project site, if warranted, will be conducted in accordance with all applicable regulations and will, therefore, not present a significant environmental impact.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>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? Reference: 19 Comment:</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? Reference: 19 Comment: No private airstrips are located within the vicinity of the project area.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? Reference: 14 Section H1 Comment:</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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<h1>Issues</h1>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant	No Impact
<p>Reference: 14 Section J2 Comment:</p>				
<p>8. HYDROLOGY AND WATER QUALITY -- Would the project:</p>				
<p>a) Violate any water quality standards or waste discharge requirements?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Reference: 14 Section D2 Comment:</p>				
<p>b) Substantially deplete groundwater supplies or interfere substantially 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 uses for which permits have been granted)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Reference: 14 Section D3; 16 Comment:</p>				
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Reference: 14 Section D1; 17 Comment:</p>				
<p>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 that would result in flooding on- or off-site?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Reference: 14 Section D1; 17; 19 Comment:</p>				
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Reference: 19 Comment:</p>				
<p>f) Otherwise substantially degrade water quality?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Reference: 14 Section D2; 19 Comment:</p>				
<p>g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Reference: 14 Section D1; 7 Comment:</p>				
<p>h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Reference: 14 Section D1; 7 Comment:</p>				
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Reference: 14 Section D1; 7 Comment:</p>				

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Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant	No Impact
j) Inundation by seiche, tsunامي, or mudflow? Reference: 14 Section C1 Comment:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. LAND USE AND PLANNING -- Would the project:				
a) Physically divide an established community? Reference: 14 Section A2 Comment:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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? Reference: 14 Section B1; 12 Comment:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan? Reference: 12 Comment:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. MINERAL RESOURCES – Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? Reference: 14 Section C4 Comment:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? Reference: 12 Comment:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. NOISE – Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? Reference: 14 Sections I1, I2, I3, and I4; 23 Noise Element Comment:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? Reference: Comment:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? Reference: 14 Sections I1, I2, I3, and I4 Comment:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? Reference: Comment: Noise created during construction would be temporary and the hours of construction would comply with the Municipal Code, which restricts the hours during which construction can occur.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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<h1>Issues</h1>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant	No Impact
<p>has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? Reference: 12 Noise element Comment:</p>				
<p>f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? Reference: Comment: No private airstrips are located within the vicinity of the project area.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>12. POPULATION AND HOUSING -- Would the project:</p>				
<p>a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? Reference: 14 Section B2 Comment:</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? Reference: 14 Section B2 Comment:</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? Reference: 14 Section B2 Comment:</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>13. PUBLIC SERVICES --</p>				
<p>a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</p>				
<p>i) Fire protection? Reference: 14 Section J2 Comment:</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>ii) Police protection? Reference: 14 Section J1 Comment:</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>iii) Schools? Reference: 14 Section J3 Comment:</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>iv) Parks? Reference: 14 Section J4 Comment:</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>v) Other public facilities?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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<h1>Issues</h1>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant	No Impact
Reference: 14 Section J5 Comment:				
14. RECREATION --				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? Reference: 14 Section J4 Comment:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment? Reference: Comment:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15. TRANSPORTATION/TRAFFIC -- Would the project:				
a) Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? Reference: 14 Sections F1, F2, F3, F4, and F8; 18 Comment: There are currently 243 parking spaces on the project site. Proposed for development are 450 parking spaces. A traffic analysis was conducted for this project by the City of Los Angeles Department of Transportation (LADOT). The analysis focused on two immediately adjacent intersections at College Street/North Broadway and College Street/North Spring Street. The results found no significant traffic impact to either of these intersections by the construction of the project.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? Reference: 18 Comment: The traffic study described above in Section 15(a) identified current Level of Service (LOS) for the intersections of College Street/North Broadway and College Street/North Spring Street at B and A, respectively. Projected future LOS at the same intersections in 2003, with the project would be B and B, respectively. Without the project, the projected future LOS at these intersections would be B and A, respectively. This shows that both intersections are operating at a relatively good level of service and do not change significantly when future traffic without the project is added. The additional traffic projected as a result of the project does not result in a significant change. The LADOT considers LOS D or better to be an acceptable LOS for an intersection.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? Reference: Comment:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant	No Impact
Reference: 14 Section F5 Comment:				
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Reference: 14 Sections F5, F8, and J2 Comment:				
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Reference: 14 Sections F5 and F7 Comment:				
16. UTILITIES AND SERVICE SYSTEMS – Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? Reference: 14 Section K2 Comment:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? Reference: 14 Sections K1 and K2 Comment:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? Reference: 14 Section D1 Comment:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? Reference: 14 Section K1 Comment:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? Reference: 14 Section K2 Comment:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? Reference: 14 Section K3 Comment:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste? Reference: 14 Section K3 Comment:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. MANDATORY FINDINGS OF SIGNIFICANCE --				
a) Does the project have the potential to degrade the quality of the	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant	No Impact
<p>environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? Reference: Comment:</p>				
<p>b) Does the project have impacts that are individually limited, but cumulatively considerable? (“cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? Reference: Comment:</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly? Reference: Comment:</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

IV. MITIGATION MEASURES

Due to the likelihood of archaeological resources within the project site, an archaeologist shall be retained to conduct a visual reconnaissance of the project site once demolition of the existing buildings and pavement is complete. Because the project site is completely obscured by pavement, buildings and other groundcover, the contents of the subsurface are unknown. Pending the results of the visual reconnaissance, monitoring of construction or other protective measures shall be implemented as necessary.

V. NAME OF PREPARER

Lisa R. Dugas
Environmental Specialist II
Environmental Management Group
Bureau of Engineering
Department of Public Works

VI. COORDINATION

Mr. Robert Takasaki
Senior Transportation Engineer
Los Angeles Department of Transportation

Mr. Jeff Skorneck
City of Los Angeles Community Redevelopment Agency

VII. DETERMINATION - RECOMMENDED ENVIRONMENTAL DOCUMENTATION

A. Summary

The proposed project consists of property acquisition and demolition of a former restaurant (Little Joe's), and the new construction of a three-story parking garage and a maximum of 3,000 square feet of retail space. There are 450 parking spaces proposed for development. A pedestrian walkway will be constructed to connect the parking structure to the College Street Gold Line station.

Due to the likelihood of archaeological resources in the site, an archaeologist will be retained to conduct a visual reconnaissance of the project site once demolition of the existing buildings and removal of the pavement is complete. Following completion of the visual reconnaissance, other actions necessary to protect cultural resources will be implemented as recommended by the archaeologist.

B. Recommended Environmental Documentation

On the basis of this initial evaluation, I find that the proposed project could not have a significant effect on the environment, and a **Mitigated Negative Declaration** should be adopted.

Prepared By: _____
Lisa R. Dugas
Environmental Specialist II

Approved By: VITALY B. TROYAN, P.E.
City Engineer

By: _____
Ara Kasparian, Ph.D., Manager
Environmental Management Group

LRD: CEQA Initial Study (Chinatown Parking Structure)

VIII. REFERENCES:

1. California Building Standards Commission, 1994. *Uniform Building Code*, [California Code of Regulations, “Title 24, Part 2”]. Table 18-1-B.
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3. California, State of, Department of Conservation, Division of Mines and Geology, *Official Map of Seismic Hazard Zones*, Los Angeles Quadrangle, available online at http://www.consrv.ca.gov/dmg/shezp/maps/m_la.htm.
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6. California Governor’s Office of Planning and Research, *Hazardous Waste Substance Site List, a.k.a. Cortese List*, April 1998.
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9. *Standard Specifications for Public Works Construction (Greenbook)*.
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16. South Coast Air Quality Management District, 1993. *CEQA Air Quality Handbook*.
17. Upper Los Angeles River Area Watermaster, "Upper Los Angeles River Area Groundwater Contour Map" Spring 1990.
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19. U.S. Department of the Interior, Geological Survey, 7.5-minute Series (Topographic) Map, Los Angeles Quadrangle, dated 1966, photorevised 1981.
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