

**Attachment 13 – Summary of CEQA Clearance Checklist Findings
5757 Uplander Way Mixed Use Project**

Summarized below are the key findings in the Project-specific CEQA Environmental Checklist analysis organized by each of the environmental issue categories identified in Certified PEIR:

- Aesthetics: The Project site is located in an urbanized area with a mix of existing office, business park, and residential uses. The area has mild topographical variations, and there are no ocean, notable mountain or other scenic vistas, nor trees, rock outcroppings or historic buildings in the vicinity of a state scenic highway that would be affected by the Project. The existing office/business park buildings on the site have low aesthetic value. The Project is designed to create an attractive pedestrian environment with buildings that include architectural and visual interest. All proposed signage and outdoor lighting would be subject to applicable regulations within the Culver City Municipal Code. Thus, Project impacts would be less than significant and within the scope of impacts analyzed in the Certified PEIR.
- Air Quality: The Certified PEIR determined air quality impacts to be significant and unavoidable because long-term growth associated with buildout under the General Plan 2045 and Zoning Code Update could result in criteria pollutant emissions that exceed the South Coast Air Quality Management District (SCAQMD) thresholds. The Certified PEIR included mitigation measures to reduce the severity of these impacts, although they would nonetheless remain significant and unavoidable. In compliance with these Certified PEIR mitigation measures, an air quality study was conducted as part of the Project-specific CEQA Clearance analysis to determine that impacts would be within the scope of the Certified PEIR.
 - The Project-specific air quality analysis related to emissions of criteria pollutants during both construction and operation determined that they would be below the applicable SCAQMD thresholds. Thus, the Project would not create any new significant air quality impacts related to criteria pollutants nor result in a substantial increase in previously identified significant impacts.
 - The Project-specific analysis of sensitive receptors' exposure to substantial pollutant concentrations determined that unmitigated impacts on residential land uses would exceed the SCAQMD threshold. Therefore, the Project includes mitigation measures for off-road diesel-powered construction equipment that are shown to reduce health risk impacts to less than significant levels.
 - The Project-specific analysis of other emissions such as those leading to odors determined that it would not create any new significant impacts nor result in a substantial increase in previously identified significant impacts.
- Biological Resources: The Project-specific CEQA Clearance documentation demonstrated that the Project would have no substantial adverse effect on any potential special status species, any riparian habitat or other sensitive natural

**Attachment 13 – Summary of CEQA Clearance Checklist Findings
5757 Uplander Way Mixed Use Project**

community, or state or federally protected wetlands. No approved state, regional or local Habitat or Natural Community Conservation Plans are in place for the area, so the Project would not conflict with any existing plans. Additionally, the Project incorporates a Certified PEIR mitigation measure requiring a survey of nesting raptors or migratory songbirds to be conducted if construction occurs during nesting season, as well as provision of appropriate buffers if any are identified.

- Cultural Resources (Archeological Resources): The Project-specific CEQA Clearance documentation determined that the Project would not create any significant new impact on human remains inadvertently encountered during excavation activities as it would comply with existing regulatory provisions designed to address handling of human remains. The Clearance documentation also complied with Certified PEIR mitigation measures to demonstrate that the Project would cause no substantial adverse change in the significance of a historical or archeological resource:
 - A Project-specific historical resources memorandum was completed which determined that the Project site is not eligible for listing in the National Register of Historical Places, the California Register of Historical Resources or the Culver City Historic Preservation Program.
 - Based on the findings of a Project-specific archeological resources assessment, Project-specific mitigation measures were included to require qualified archeological monitoring during the initial construction process; archeological and cultural resources sensitivity training for construction personnel prior to excavation; halting of work, establishment of buffers, and development of a treatment plan if archeological resources are unearthed; and preparation of a final report after conclusion of the archeological monitoring.
- Energy: The Project-specific CEQA Clearance Checklist analysis included estimates of fuel consumed during construction and operation in the context of Southern California Edison's total system sales, and documentation of Project Design Features to promote sustainable energy consumption, such as use of fuel-efficient trucks; development of mixed-use in a transit-accessible location; incorporation of LEED Silver standards or better; on-site photovoltaic power generation; and provision of EV parking spaces, and short/long-term bicycle parking. This analysis also determined that the Project would not create any new significant impacts related to wasteful, inefficient or unnecessary consumption of energy resources, nor conflict with a state or local plan for renewable energy or energy efficiency.
- Geology and Soils (Paleontological Resources): The Project-specific CEQA Clearance documentation determined that impacts on Geology and soils would be less than significant and within the scope of the Certified PEIR based on the following:

**Attachment 13 – Summary of CEQA Clearance Checklist Findings
5757 Uplander Way Mixed Use Project**

- A Project-specific preliminary geotechnical engineering investigation determined that there are no known Holocene active faults under the Project site, underlying soils are not capable of liquefaction during seismic movement, and there are no underlying unstable soils or geological units. The Project site is not located within a designated Alquist-Priolo Earthquake Fault Zone. The Project site has limited grade elevation change making landslides unlikely, and it is located in an urbanized area with negligible, if any, native topsoil vulnerable to erosion. The Project is required to be designed and constructed to comply with seismic-related regulatory requirements in the Culver City and California Building Codes, as well as with foundation design recommendations in the final design-level geotechnical report.
- A Project-specific paleontological resources assessment was conducted in compliance with Certified PEIR mitigation measures, and based on the findings, Project-specific mitigation measures will be implemented to require retention of a qualified paleontologist with authority to prepare a Paleontological Resources Impact Mitigation Plan; monitor grading and excavation activities during construction; and stop work, establish appropriate buffers and implement a paleontological salvage program if a potential fossil is found. Any fossils recovered would be processed appropriately and a final summary report of monitoring and salvaging efforts would be completed and submitted to the City of Culver City.
- Greenhouse Gas (GHG) Emissions: The Project-specific CEQA Clearance documentation determined that the Project would not, either directly or indirectly, create any significant new impacts related to generation of GHG emissions, nor result in a substantial increase in a previously identified impact analyzed in the Certified PEIR. The Clearance documentation included the following Project-specific analysis:
 - The annualized Project GHG emissions were estimated and found to be well within the Certified PEIR estimated total annual emissions from buildout of the 2045 General Plan and Zoning Code Update. Additionally, it was noted that the Project's operational GHG emissions would decline in future years as reductions from the State's Cap-and-Trade program are fully realized, particularly from the Project's two highest GHG-emitting sources - mobile and electricity.
 - The Project was evaluated and found to be consistent with all applicable priority areas, goals and strategies in GHG emission reduction plans identified in the Certified PEIR, including the 2022 Climate Change Scoping Plan, SCAG's Connect SoCal 2024, Culver City's Green Building Program, and General Plan 2045.

**Attachment 13 – Summary of CEQA Clearance Checklist Findings
5757 Uplander Way Mixed Use Project**

- Hazards and Hazardous Materials: The Project-specific CEQA Clearance documentation determined that the Project would be in full compliance with all applicable federal, state, or local requirements, as well as manufacturers' specifications and instructions, concerning the use, storage and management of hazardous materials, and would not create a significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials or through reasonably foreseeable upset or accident conditions. Additionally:
 - The Project would not emit hazardous materials within a quarter mile of a school.
 - A Project-specific Phase I environmental assessment was completed, demonstrating that the Project site was not listed on any federal, state, or local regulatory database of properties known or suspected to be affected by release of hazardous materials or petroleum hydrocarbons.
 - The Project site is not located within the noise impact areas of Los Angeles International Airport or Santa Monica Municipal Airport.
 - The Project would prepare a Construction Management Plan as required by an entitlement condition of approval, which would ensure that construction does not interfere with any adopted emergency response or evacuation plan.
- Hydrology and Water Quality: The Project-specific Checklist analysis evaluated potential surface water quality and groundwater quality impacts to determine that the Project would not involve any new significant impacts or substantially more severe impacts than anticipated in the Certified PEIR:
 - Surface Water Quality: The Project is required to implement a Storm Water Pollution Prevention Plan (SWPPP) that includes best management practices to reduce pollutants in stormwater runoff during construction, thus ensuring that it would not result in discharges that violate any surface water quality standards or waste discharge requirements, nor conflict with implementation of any water quality control plan. The Project will comply with County and City Low Impact Development (LID) requirements for implementation of a stormwater treatment system that captures the 85th percentile runoff volume for treatment. Based on the completed Project-specific Hydrology and Water Quality Technical Memorandum and Preliminary Geotechnical Engineering Investigation, drywell and underground detention tank systems are proposed to handle the required runoff treatment volume. Additionally, source control measures would be implemented per City LID requirements to prevent pollutants from entering the surface water flow system, thus ensuring that the Project operation would not result in discharges that violate any water quality standards or waste discharge requirements. The Project would not substantially increase impervious surfaces nor substantially alter the existing drainage pattern of the Project site or area. In fact, the Project would

**Attachment 13 – Summary of CEQA Clearance Checklist Findings
5757 Uplander Way Mixed Use Project**

substantially improve the quality of stormwater runoff discharge compared to the existing use on the Project site. The Project is designated by FEMA as an area of Minimal Flood Hazard, and it is not located within a mapped tsunami inundation boundary.

- Ground Water Quality: Based on historic groundwater levels in the Project Site vicinity and the depth of proposed construction, groundwater is not expected to be encountered during construction. In the unlikely event that groundwater is encountered, dewatering and testing for contaminated soils would be conducted in accordance with all regulatory requirements for discharge of groundwater and removal of soils during construction. The Project would not involve any installation or operation of underground storage tanks with hazardous materials. It would not involve installation of water wells nor substantially alter groundwater supplies, even in the event of dewatering during construction.
- Land Use and Planning: The Project would be fully consistent with the 2045 General Plan, Culver City Bicycle & Pedestrian Action Plan, Culver City Urban Forest Master Plan, Culver City Safer Fox Hills Project, Culver City Municipal Code, Regional Housing Needs Assessment, SCAG Connect SoCal 2024, California Complete Streets Act, and California Government Code Section 65302. The Project would enhance the mixed-use environment by co-locating high-density residential and commercial uses near existing educational, employment, and commercial uses, and would be within walking distance of the Culver City Transit Center. The Project site and surroundings are designated Mixed Use High in the General Plan 2045 and are zoned Mixed Use - High Density (MU-HD). The Project site is included in the General Plan Housing Element Sites Inventory and was anticipated to accommodate housing to meet the City's Regional Housing Needs Assessment (RHNA) target. The Project size is well within the amount of development studied under the Certified PEIR. Based on the number of projects that have been approved by the City thus far, the increase in number of residential units analyzed in the Certified PEIR has not yet been met.
- Mineral Resources: The Project is on an already developed site in an urbanized area, and is located approximately 0.5 miles from an inactive, plugged oil well, and approximately 0.9 miles from the Inglewood Oil Field. Thus, the potential for uncovering mineral resources during Project construction is considered low and would not result in the loss of a known mineral resource.
- Noise: The Certified PEIR for the General Plan 2045 and Zoning Code Update assumed that future development projects would involve temporary construction noise levels and ground-level vibrations that could exceed the significance thresholds and included mitigation measures to require project-specific construction noise analyses to evaluate and mitigate to reduce the potentially significant

**Attachment 13 – Summary of CEQA Clearance Checklist Findings
5757 Uplander Way Mixed Use Project**

construction-related impacts, while acknowledging that despite these measures overall impacts could still be significant and unavoidable.

- In compliance with the Certified PEIR mitigation measures, a Project-specific evaluation was completed of existing ambient noise levels, existing roadway noise levels, and anticipated on-site and off-site construction noise levels. This resulted in including two Project-specific mitigation measures to require use of temporary noise barriers along portions of the southern, western and eastern Project boundary, and construction equipment features such as improved mufflers. Implementation of these measures would effectively reduce construction noise levels by 23 dBA at surrounding sensitive receptors, bringing it below the significance threshold.
- In compliance with the Certified PEIR mitigation measures, a Project-specific construction vibration analysis was conducted relative to various equipment and procedures anticipated on the Project site during construction and operation. Based on the vibration data it was determined that the nearest off-site buildings would not be exposed to vibration levels that would cause structural damage, nor exceed the FTA threshold for residential receivers.
- A composite noise level impacts analysis for Project-specific operations was conducted to include noise from mechanical equipment, traffic, parking and loading facilities, to demonstrate that the Project would not result in a substantial permanent increase in ambient noise levels above City standards at any receptor.
- The Project is not located within an airport land use plan area or within two miles of a public airport. Therefore, the Project would not expose people to excessive noise levels from such uses.
- Population and Housing: The Project's increase in population and housing would be within the General Plan 2045 projections for the City, and would support relevant goals, objectives and policies in the Plan, including but not limited to increasing housing supply and affordable housing in the City, and promoting mixed use. The Project would link with and tie into existing infrastructure in the area and would not involve extension of roads or other infrastructure that could cause indirect effects on growth. The Project would not displace existing people or housing.
- Public Services (Fire, Police Protection, Schools and Parks): Overall, any incremental increased demand the Project would cause on public facilities is captured by the planned development and population growth within the Certified PEIR:
 - The Project would not result in the need for a new fire station or the expansion of an existing facility. The Project would not significantly impair the Culver City Fire Department from responding to emergencies at the Project Site or the surrounding area, and Project-specific analysis showed that

**Attachment 13 – Summary of CEQA Clearance Checklist Findings
5757 Uplander Way Mixed Use Project**

existing water infrastructure has adequate capacity to meet the Project's fire flow requirements.

- The Project would not trigger the provision of new or cause physical alteration of facilities to maintain acceptable service ratios, response times or other police protection performance objectives. The Project would not generate demand for additional police protection services that exceed the Culver City Police Department's capacity to serve the Project site.
- The Project's projected 562 students would be within the growth anticipated in the General Plan 2045 and thus would not create any new significant impact to schools. Additionally, the Project would be required to pay development fees for schools prior to issuance of building permits, which is considered full and complete mitigation of Project-related school impacts.
- Recreation: The Project will exceed the required onsite open space requirements per the Culver City Zoning Code, thus reducing the demand on nearby parks and recreational facilities for both active and passive recreational purposes. Additionally, the Project would fully pay the required in-lieu fees for parks and recreational facilities to offset park and open space related impacts of the Project.
- Transportation: A Project-specific Transportation Impact Study was prepared and demonstrated that it would not conflict with any of the City's adopted programs, plans, ordinances, and policies. The Project's impact on Vehicle Miles Traveled (VMT) was assessed against the City's established impact criteria, finding that the estimated daily household VMT per capita for the Project of 6.2 was below the VMT threshold of 7.1 per capita. The Project would cause less than significant impact regarding geometric design hazards or incompatible uses and would not result in inadequate emergency access during construction or operation.
- Tribal Cultural Resources: The City conducted tribal consultation per the provisions of AB 52 to ensure that tribal cultural resources are properly identified and that measures are included to reduce impacts on these resources. The City received requests for consultation from the Gabrieleno Band of Mission Indians-Kizh Nation and the Gabrielino Tongva Indians of California Tribal Council. Both tribes provided background information and indicated that the Project site is located within their traditional homeland areas but did not provide documentation on tribal cultural resources specific to the Project site. Per the Project-specific Archeological Resources Assessment, no known pre-historic archeological resources were identified within or immediately adjacent to the Project site. The Project site was also not flagged for known resources in the Sacred Lands File database. However, based on the tribal consultation efforts and the Project site's location in the vicinity of known Native American villages and Ballona Creek, it was determined that there is a moderate to high potential for encountering previously unknown tribal cultural resources during construction. Accordingly, the Project includes standard conditions

**Attachment 13 – Summary of CEQA Clearance Checklist Findings
5757 Uplander Way Mixed Use Project**

of approval requiring Native American monitoring by both the Kizh Nation and Gabrielino Tongva Indians.

- Utilities and Service Systems (Water and Wastewater): Water and wastewater civil technical memoranda were prepared for the Project which determined that it would not result in the relocation or construction of new or expanded water or wastewater facilities. The Hydrology and Water Quality Technical Memorandum provided a preliminary concept for site drainage and stormwater treatment that would not result in relocation or construction of new or expanded stormwater drainage facilities that could cause significant environmental effects. Analyses were also completed to show that:
 - The Project's operational services would not require construction of new electric, natural gas or telecommunications facilities or expansion of existing facilities.
 - Sufficient water supplies are available to serve the Project and reasonably foreseeable future development during normal, dry and multiple dry years.
 - The Project would not cause any significant impacts from conflicting with statutes or regulations related to solid waste handling or diversion during construction or operation.
- Wildfire: The Project impacts related to wildfires would be less than significant because the Project is not located in an area of moderate or very high fire hazard. Access to surrounding streets would be maintained during construction, and any temporary lane closures or encroachments would require approval by the City. The Project site is well served by existing roadways and utilities, and no significant changes are anticipated to existing infrastructure that could exacerbate fire risk.
- Cumulative Impacts: As indicated above, the Project would have either no impact, or less than significant impact, or less than significant impact with mitigation, for each category of potentially applicable environmental issues and these impacts would be within the scope of impacts evaluated in the Certified PEIR. The Project would be within the growth projections established by the General Plan 2045, which in combination with impacts from projected growth throughout the whole of Los Angeles County and surrounding region is the basis for the cumulative analyses in the Certified PEIR.