

Appendix A-1

Initial Study



City of Los Angeles

Department of City Planning • Environmental Analysis Section
City Hall • 200 N. Spring Street, Room 750 • Los Angeles, CA 90012



INITIAL STUDY

NORTHEAST LOS ANGELES COMMUNITY PLAN

Abode at Glassell Park Project

Case Number: ENV-2015-2354-EIR

Project Location: 2301, 2305, 2309, 2310, 2314, 2315, 2318, 2320 Haverhill Way; 2317, 2321, 2329, 2335, 2400, 2401, 2411, 2417, 2421, 2427, 2430, 2420, 2410 Haverhill Drive; 3963, 3970, 4000, 4001, 4006, 4009, 4012 Brilliant Drive; and 2414, 2410, 2406, 2402 Sundown Drive, Los Angeles, CA 90065

Council District: 1

Project Description: The Project includes development of the 32 lots that compose the Project site with one single-family home per lot. Each home would include three levels and include a garage. Additionally, the Project includes extension of the existing roadways Haverhill Drive and Brilliant Drive to serve the Project.

APPLICANT:

Glassell Park, LLC.
23622 Calabasas Road, Suite 220
Calabasas, CA 91302

PREPARED BY:

CAJA Environmental Services
11990 San Vicente Boulevard
Los Angeles, CA 90049

ON BEHALF OF:

The City of Los Angeles
Department of City Planning
Environmental Analysis Section

October 2015

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I. INTRODUCTION

Introduction

The subject of this Initial Study is development of the 32-lot Project site with 32 single-family homes. The Project site is located in the Northeast Los Angeles Community Plan Area of the City of Los Angeles (the “City”). The Project Applicant is Glassell Park, LLC. A more detailed description of the Project is contained in Section II (Project Description). The City’s Department of City Planning is the Lead Agency under the California Environmental Quality Act (CEQA).

Project Information

Project Title: Abode at Glassell Park Project

Project Location: 2301, 2305, 2309, 2310, 2314, 2315, 2318, 2320 Haverhill Way; 2317, 2321, 2329, 2335, 2400, 2401, 2411, 2417, 2421, 2427, 2430, 2420, 2410 Haverhill Drive; 3963, 3970, 4000, 4001, 4006, 4009, 4012 Brilliant Drive; and 2414, 2410, 2406, 2402 Sundown Drive

Lead Agency: City of Los Angeles Department of City Planning

Contact Person: Diana Kitching

Organization of Initial Study

This Initial Study is organized into four sections as follows:

Introduction: This section provides introductory information such as the Project title, the Project Applicant, and the Lead Agency for the Project.

Project Description: This section provides a detailed description of the environmental setting and the Project, including Project characteristics and environmental setting.

Initial Study Checklist: This section contains the completed Initial Study Checklist.

Environmental Impact Analysis: Each environmental issue identified in the Initial Study Checklist contains an assessment and discussion of impacts associated with each subject area. When the evaluation identifies potentially significant effects, as identified in the Checklist, mitigation measures are provided to reduce such impacts to less-than-significant levels.

II. PROJECT DESCRIPTION

ENVIRONMENTAL SETTING

Project Site

The Project site is located in the Northeast Los Angeles Community Plan Area of the City of Los Angeles (the “City”). The Project site comprises 32 undeveloped, subdivided single-family lots. The addresses, assessors parcel numbers (APNs), zoning, General Plan Land Use designation, and approximate lot sizes associated with the Project site are shown on Table II-1.

**Table II-1
Project Site Information**

Addresses	APN	Zone	General Plan Land Use	Area (sf)
2427 N Haverhill Dr	5462024024	R1-1	Low Residential	5,379.23
2421 N Haverhill Dr	5462024025			6,456.23
2417 N Haverhill Dr	5462024026			5,775.80
2411 N Haverhill Dr	5462024027			4,977.01
2401 N Haverhill Dr	5462024028			5,450.29
2335 N Haverhill Dr	5462024029			5,309.95
2329 N Haverhill Dr	5462024030			5,019.94
2321 N Haverhill Dr	5462024031			5,287.37
2317 N Haverhill Dr	5462024032			7,585.72
2430 N Haverhill Dr	5462023006			5,173.52
2420 N Haverhill Dr	5462023007			4,842.63
2410 N Haverhill Dr	5462023008			6,882.97
2414 N Sundown Dr	5462022009			5,167.43
2410 N Sundown Dr	5462022010			4,680.03
2406 N Sundown Dr	5462022029			4,749.42
2402 N Sundown Dr	5462022012			4,975.81
2400 N Haverhill Dr	5462022013			8,363.46
2318 Haverhill Way	5462022014			5,325.74
2314 Haverhill Way	5462022015			5,139.25
2310 Haverhill Way	5462022016			4,949.98
3963 N Brilliant Dr	5462022017			5,310.70

3970 N Brilliant Dr	5462021003			5,549.66
4000 N Brilliant Dr	5462021004			5,262.95
4006 N Brilliant Dr	5462021005			4,270.28
4012 N Brilliant Dr	5462021006			4,808.16
4009 N Brilliant Dr	5462021012			6,183.27
4001 N Brilliant Dr	5462021013			5,571.30
2301 N Haverhill Way	5462021014			4,818.71
2305 N Haverhill Way	5462021015			4,997.86
2309 N Haverhill Way	5462022016			5,000.00
2315 N Haverhill Way	5462022017			4,895.83
2320 N Haverhill Dr	5462022018			4,371.26
Total				172,531.76
<i>Source: Zone Information & Map Access System (ZIMAS): http://zimas.lacity.org, July 2015.</i>				

The Project site is located in a hillside area on Haverhill Drive, Haverhill Way, and Brilliant Drive and is bound by existing single-family development to the north, east, and west and undeveloped area to the south/southeast. Elevations on the Project site vary from approximately 680 feet above sea level (asl) to approximately 740 asl.

Regional access to the Project site is provided via State Route 2 (Glendale Freeway) approximately 1.0 mile to the northwest, State Route 134 (Ventura Freeway) approximately 2.0 miles to the north, and Interstate 5 (San Diego Freeway) approximately 1.6 miles to the southwest. The Project site location is shown on Figures II-1 and II-2.

Description of Surrounding Area

The Project site is surrounded to the north, east, and west with single-family development. The area to the south/southeast is undeveloped. Other land uses in the Project area include commercial/retail land uses along Eagle Rock Boulevard approximately 1.0 mile north and west of the Project site and the Glassell Park Recreation Center and Youth Center on Verdugo Road approximately 0.75 mile northwest of the Project site.

Land Use Designation & Zoning

As shown on Table II-1, the Project site is zoned R1-1 (One-Family Zone, Height District 1). The Project site is designated for Low Residential land uses by the Northeast Los Angeles Community Plan. The existing zoning and land use designation for the properties surrounding the Project site to the north, east, and west is R1-1 and Low Residential (respectively); to the south/southeast the existing zoning is RE20-1 (Residential Estate Zone, Height District 1), with a Very Low Residential land use designation. The

existing land use designation and zoning for the Project site are shown on Figures II-3 and II-4, respectively.

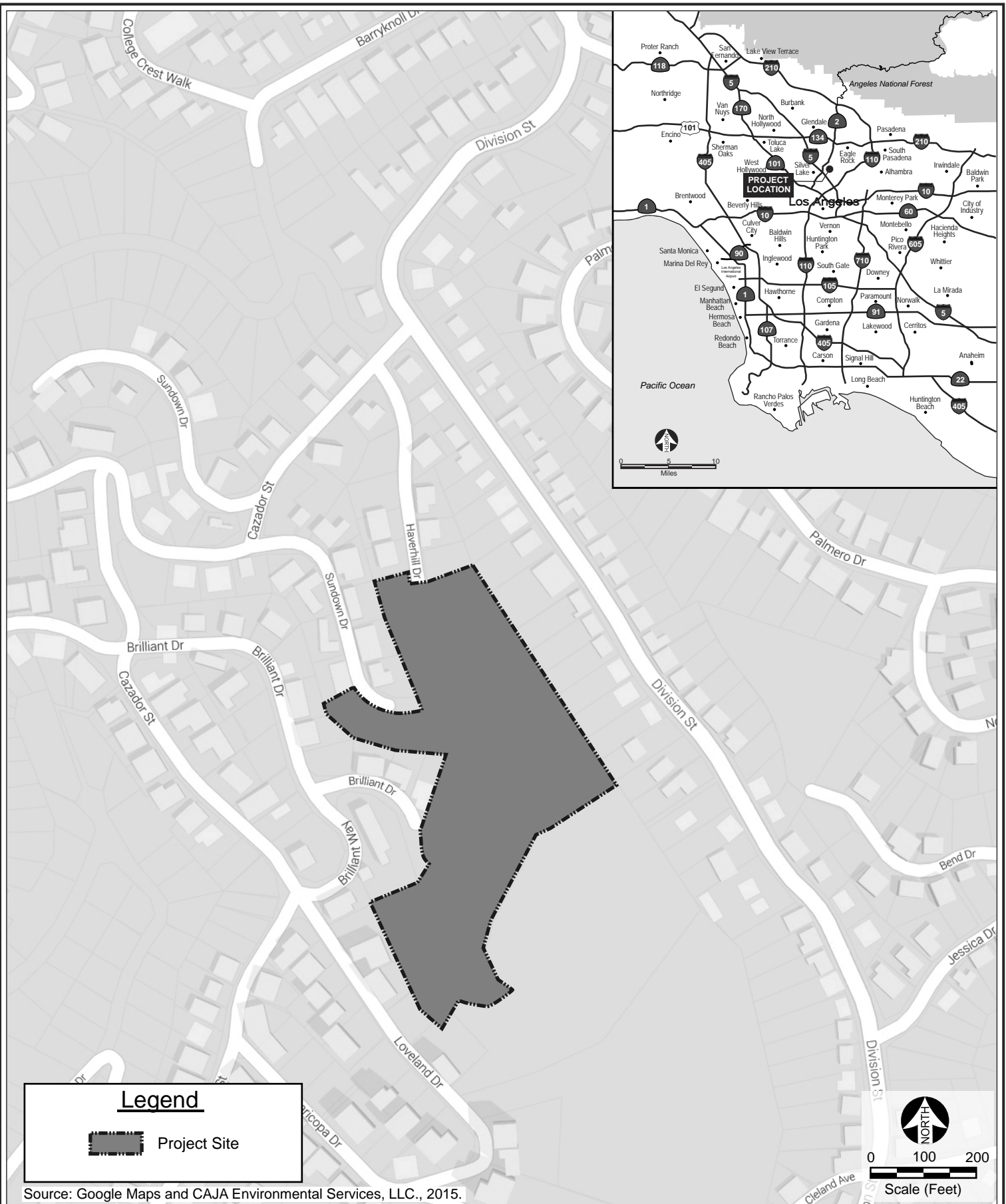
PROJECT CHARACTERISTICS

The Project includes development of the 32 lots that compose the Project site with one single-family home per lot. Each home would include three levels, would include a garage, and would range in size from approximately 2,161 to 2,577 square feet (for a total of approximately 72,636 square feet of floor area). Additionally, the Project includes extension of the existing roadways Haverhill Drive and Brilliant Drive to serve the Project. The total amount of export for the haul route would be approximately 13,251 cubic yards. A conceptual site plan is shown on Figure II-5 and a conceptual site perspective view is shown on Figure II-6.

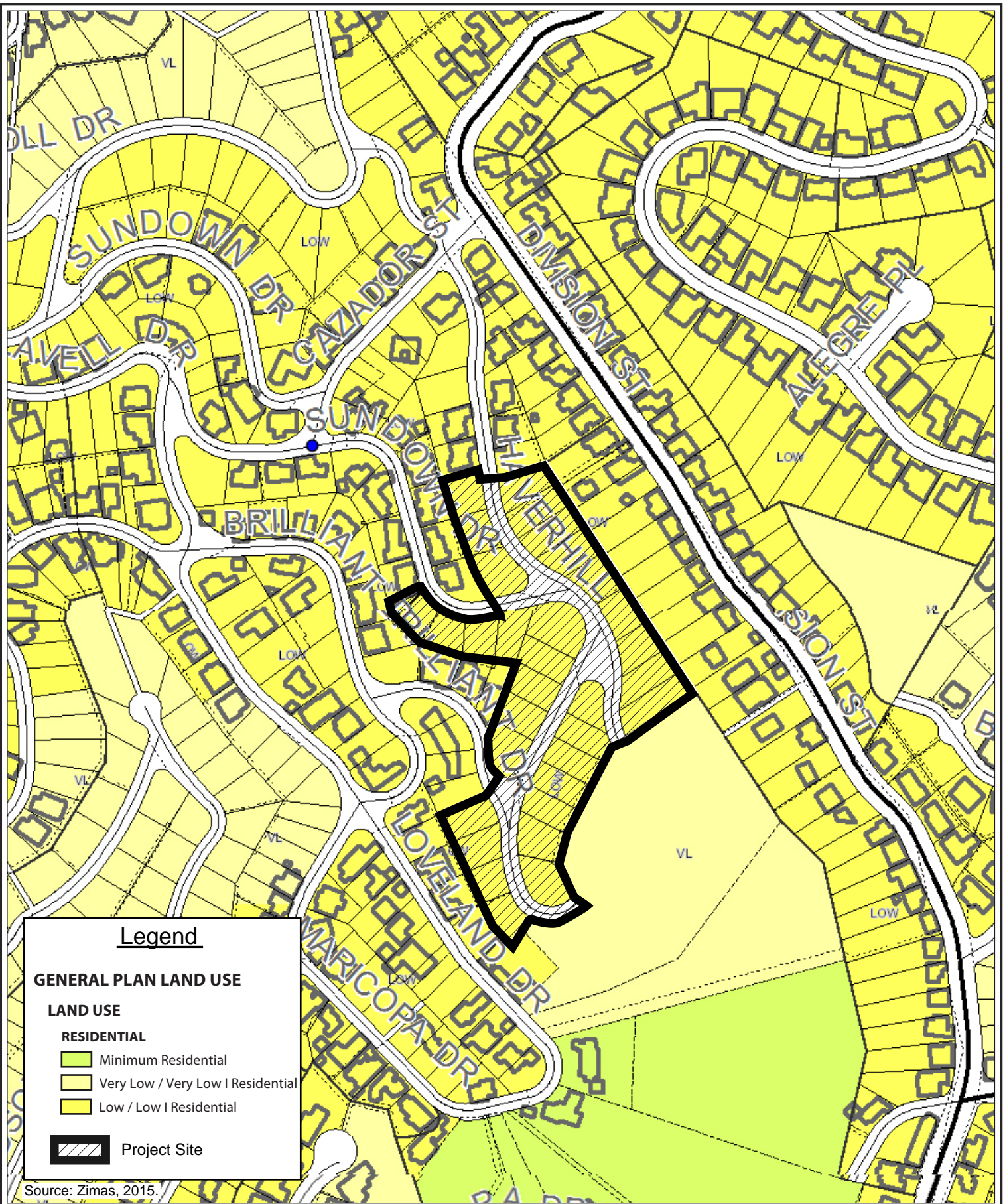
REQUESTED DISCRETIONARY ACTIONS

In order to implement the Project, the Project Applicant is requesting the following approvals from the City:

- Project Permit Compliance with the Mt. Washington - Glassell Park Specific Plan;
- Approval of Grading and Building Permits; and
- Approval of a Haul Route Permit.







Legend

GENERAL PLAN LAND USE

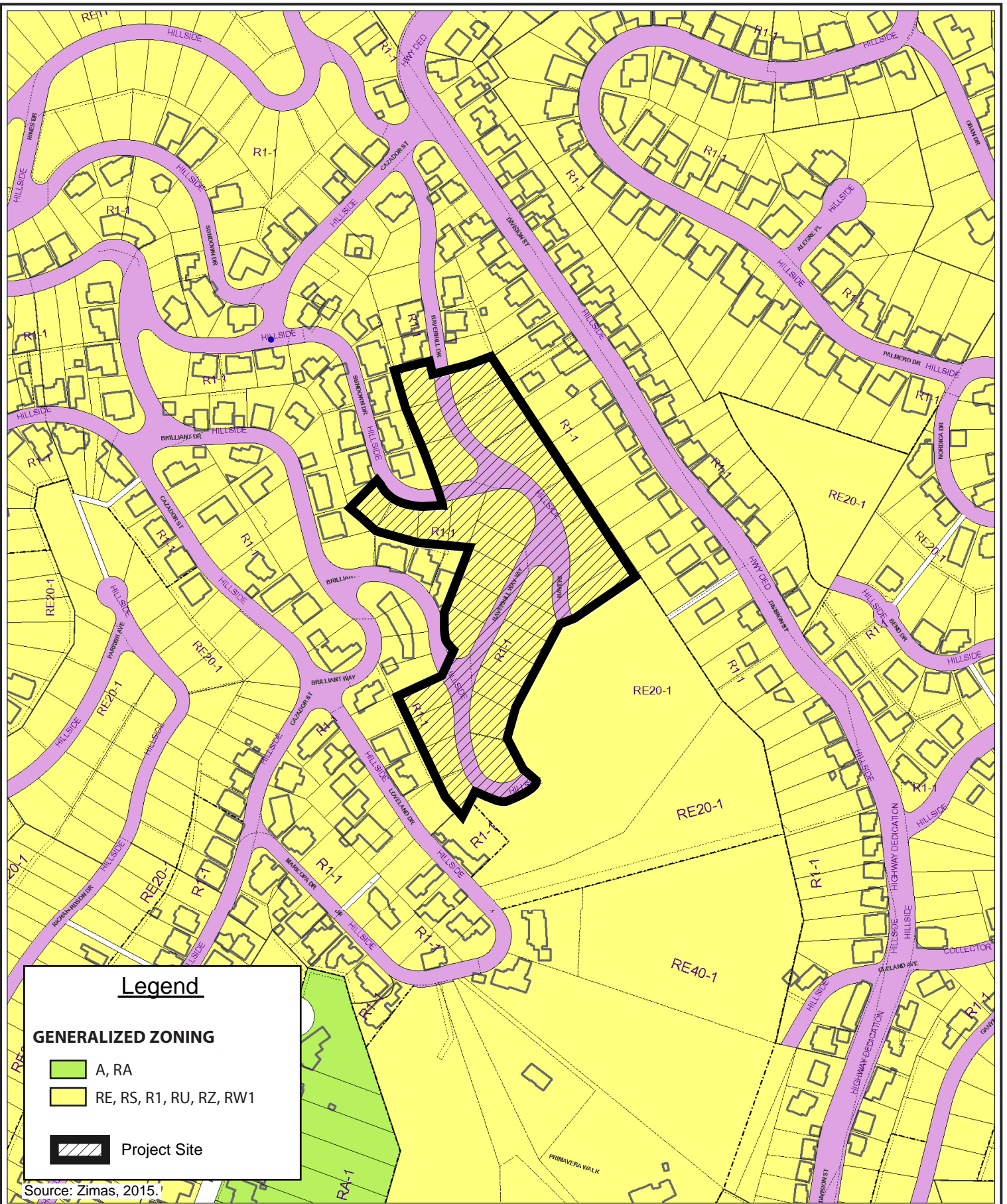
LAND USE

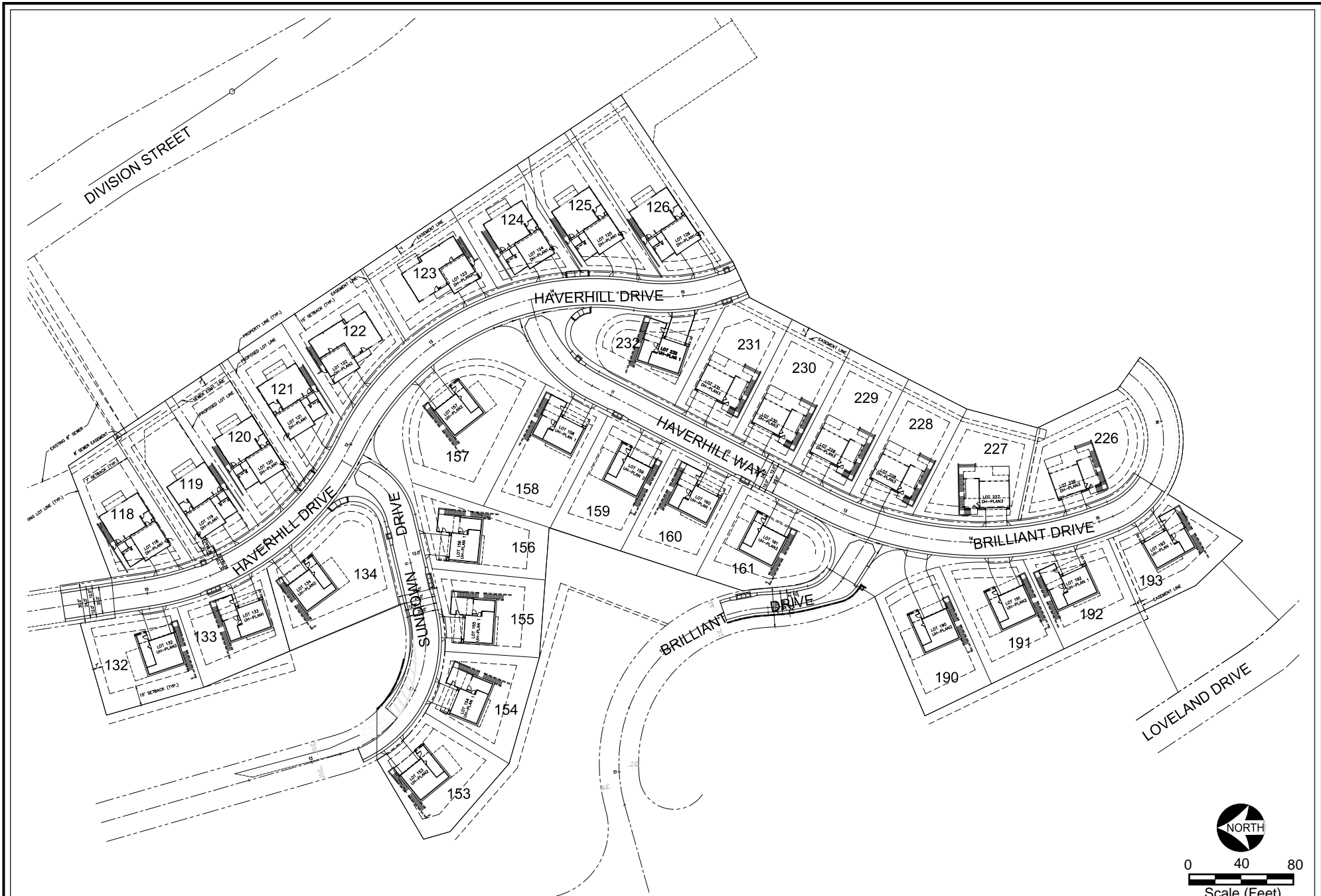
RESIDENTIAL

- Minimum Residential
- Very Low / Very Low I Residential
- Low / Low I Residential

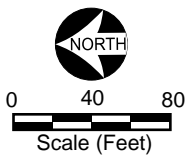
Project Site

Source: Zimas, 2015.





Source: KTG Group, Inc. Architecture+Planning, 2015.





Source: KTGy Group, Inc. Architecture+Planning, 2015.

**CALIFORNIA ENVIRONMENTAL QUALITY ACT
INITIAL STUDY
AND CHECKLIST**

LEAD AGENCY: City of Los Angeles	COUNCIL DISTRICT: 1	DATE:
RESPONSIBLE AGENCIES: City of Los Angeles		
PROJECT TITLE: Abode at Glassell Park Project	CASE NO.: ENV-2015-2354-EIR	
PROJECT DESCRIPTION: The Project includes development of the 32 lots that compose the Project site with one single-family home per lot. Each home would include three levels and include a garage. Additionally, the Project includes extension of the existing roadways Haverhill Drive and Brilliant Drive to serve the Project.		
ENVIRONMENTAL SETTING: The Project site is located in the Northeast Los Angeles Community Plan Area of the City. The Project site is located in a hillside area on Haverhill Drive, Haverhill Way, and Brilliant Drive and is bound by existing single-family development to the north, east, and west and undeveloped area to the south/southeast. Elevations on the Project site vary from approximately 680 feet above sea level (asl) to approximately 740 asl. Regional access to the Project site is provided via State Route 2 (Glendale Freeway) approximately 1.0 mile to the northwest, State Route 134 (Ventura Freeway) approximately 2.0 miles to the north, and Interstate 5 (San Diego Freeway) approximately 1.6 miles to the southwest.		
PROJECT LOCATION: 2301, 2305, 2309, 2310, 2314, 2315, 2318, 2320 Haverhill Way; 2317, 2321, 2329, 2335, 2400, 2401, 2411, 2417, 2421, 2427, 2430, 2420, 2410 Haverhill Drive; 3963, 3970, 4000, 4001, 4006, 4009, 4012 Brilliant Drive; and 2414, 2410, 2406, and 2402 Sundown Drive, Los Angeles, CA 90065.		
PLANNING DISTRICT: Northeast Los Angeles	STATUS <input type="checkbox"/> PRELIMINARY <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> ADOPTED	
EXISTING ZONING: R1-1	MAX. DENSITY ZONING:	<input checked="" type="checkbox"/> DOES CONFORM TO PLAN <input type="checkbox"/> DOES NOT CONFORM TO PLAN <input type="checkbox"/> NO DISTRICT PLAN
PLANNED LAND USE & ZONING: No change	MAX. DENSITY PLAN:	
SURROUNDING LAND USES: R1-1, RE20-1	PROJECT DENSITY:	

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 prepared.

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 With 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.

SIGNATURE

TITLE

EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be 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 a project-specific screening analysis).

2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of a mitigation measure has reduced an effect from “Potentially Significant Impact” to “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analysis,” as described in (5) below, may be cross referenced).
5. Earlier analysis must be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR, or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:
 - A. Earlier Analysis Used. Identify and state where they are available for review.
 - B. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - C. Mitigation Measures. For effects that are “Less Than Significant With Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A sources list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s

environmental effects in whichever format is selected.

9. The explanation of each issue should identify:

- A. The significance criteria or threshold, if any, used to evaluate each question; and
- B. The mitigation measure identified, if any, to reduce the impact to less than significance.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

INITIAL STUDY CHECKLIST (to be completed by the Lead Agency)

BACKGROUND

PROPOSER NAME Glassell Park, LLC		PHONE NUMBER Tel: 818-222-2530 x102
PROPOSER ADDRESS 23622 Calabasas Road, Suite 220 Calabasas, CA 91302	PROPOSER REPRESENTATIVE	
AGENCY REQUIRING CHECKLIST City of Los Angeles		DATE SUBMITTED
PROPOSAL NAME (if applicable) Abode at Glassell Park Project		

ENVIRONMENTAL IMPACTS

Explanations of all potentially and less than significant impacts are required to be attached on separate sheets)

1. **Aesthetics.** Would the project:

- a. Have a substantial adverse effect on a scenic vista?
- 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?
- c. Substantially degrade the existing visual character or quality of the site and its surroundings?
- d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
✓			
✓			
✓			
✓			

2. **Agriculture and Forestry 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. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. 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?
- b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?
- c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220[g]), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104 [g])?
- d. Result in the loss of forest land or conversion of forest land to non-forest use?
- e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓
			✓
			✓
			✓
			✓

3. **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:

- a. Conflict with or obstruct implementation of the applicable air quality plan
- b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?
- c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?
- d. Expose sensitive receptors to substantial pollutant concentrations?
- e. Create objectionable odors affecting a substantial number of people?

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
✓			
✓			
✓			
✓			
			✓

4. **Biological Resources.** Would the project::

- a. Have a substantial adverse effect, either directly or through habitat modification, on any species identified 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?
- 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?
- 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?
- e. Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance
- 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?

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
✓			
✓			
✓			
✓			
✓			
			✓

5. **Cultural Resources.** Would the project:

- a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?
- b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?
- c. Directly or indirectly destroy a unique paleontological resource or site or

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓
✓			
✓			

5. **Cultural Resources.** Would the project:

- unique geologic feature?
- d. Disturb any human remains, including those interred outside of formal cemeteries?

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
✓			

6. **Geology & Soils.** Would the project:

- a. Expose 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 potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?
- 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?
- 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?

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
		✓	
✓			
✓			
✓			
✓			
		✓	
			✓

7. **Greenhouse Gas Emissions.** Would the project:

- a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
- b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
✓			
✓			

8. **Hazards & 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?
- b. Create a significant hazard to the public or the environment through

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
		✓	
		✓	

- reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
- c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- 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?
- 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?
- 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?
- g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- 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?

		✓	
			✓
			✓
			✓
		✓	
		✓	

9. Hydrology & Water Quality. Would the project:

- a. Violate any water quality standards or waste discharge requirements?
- 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)?
- 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 hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?
- h. Place within a 100-year flood hazard area 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?

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
		✓	
		✓	
		✓	
✓			
✓			
		✓	
			✓
			✓
			✓
			✓

10. 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?

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓
✓			
			✓

11. Mineral Resources. Would the project:

- a. Result in the loss or availability of a known mineral resource that would be of value to the region and the residents or the state?
- 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?

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓
			✓

12. 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?
- b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?
- c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?
- d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?
- 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 expose people residing or working in the project area to excessive noise levels?
- 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?

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
✓			
✓			
✓			
✓			
			✓
			✓

13. Population and Housing. Would the project:

- 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)?
- b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?
- c. Displace substantial numbers of people necessitating the construction of replacement housing elsewhere?

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
		✓	
			✓
			✓

14. Public Services.

- 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:
 - i. Fire protection?
 - ii. Police protection?
 - iii. Schools?
 - iv. Parks?
 - v. Other public facilities?

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
		✓	
		✓	
		✓	
			✓
		✓	

15. 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?
- b. Does the project include recreational facilities or require the construction or expansion on recreational facilities which might have an adverse physical effect on the environment?

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓
			✓

16. Transportation/Traffic. Would the project:

- a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
✓			

16. Transportation/Traffic. Would the project:

- b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the count congestion management agency for designated roads or highways?
- 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?
- d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- e. Result in inadequate emergency access?
- f. Conflict with adopted policies, plans or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
✓			
			✓
✓			
		✓	
		✓	

17. Utilities & Service Systems. Would the project:

- a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?
- b. Require or result in the construction of a new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
- 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?
- d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?
- e. Result in a determination by the wastewater treatment provider which 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?
- f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?
- g. Comply with federal, state, and local statutes and regulations related to solid waste?

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
		✓	
		✓	
		✓	
		✓	
		✓	
		✓	
		✓	

18. Mandatory Findings of Significance.

- a. Does the project have the potential to degrade the quality of the 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

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
✓			

18. Mandatory Findings of Significance.

prehistory?

- 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?)
- c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
✓			
✓			

IV. ENVIRONMENTAL IMPACT ANALYSIS

1. AESTHETICS

a) **Would the project have a substantial adverse effect on a scenic vista?**

Potentially Significant Impact. The Project site is undeveloped and located in a hillside area of northeast Los Angeles. The Project includes development of the Project site with single-family homes that would change views in the Project area. The degree to which scenic vistas occur in the Project area that would be affected by the Project will be addressed in the EIR.

b) **Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?**

Potentially Significant Impact. The Project site contains several trees that would be removed as part of the Project. The degree to which scenic resources would be affected by the Project will be addressed in the EIR.

c) **Would the project substantially degrade the existing visual character or quality of the site and its surroundings?**

Potentially Significant Impact. The Project site is undeveloped and located in a hillside area of northeast Los Angeles, with an adjacent single-family development. The Project includes development of the Project site with single-family homes and would change the visual character of the area. Thus, this issue will be addressed in the EIR.

d) **Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?**

Potentially Significant Impact. The Project site is undeveloped and located in a hillside area of northeast Los Angeles. The Project includes development of the Project site with single-family homes and would add new sources of light and glare. Thus, this issue will be addressed in the EIR.

2. AGRICULTURE AND FORESTRY RESOURCES

a) **Would the project 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?**

No Impact. The Extent of Important Farmland Map Coverage maintained by the Division of Land Protection indicates that the Project site is not included in the Important Farmland category.¹ Therefore, the Project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural use, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, and no impact would occur.

b) **Would the project conflict with existing zoning for agricultural use, or a Williamson Act Contract?**

No Impact. The Project site is not zoned for agricultural use, and the site is not under a Williamson Act Contract.² Thus, the Project would not conflict with existing zoning for agricultural use, or a Williamson Act Contract. Therefore, no impacts related to this issue would occur.

c) **Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220[g]), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104 [g])?**

No Impact. The Project site is not zoned as forest land or timberland. Therefore, no impacts related to this issue would occur.

d) **Would the project result in the loss of forest land or conversion of forest land to non-forest use?**

No Impact. The Project site does not contain any forest land. Therefore, no impacts related to this issue would occur.

e) **Would the project involve other changes in the existing environment, which due to their location or nature, could result in conversion of Farmland, to non-agricultural use?**

No Impact. The Project site and surrounding area are within an urban environment. No agricultural uses are located on the Project site or within the area. Therefore, no impacts related to this issue would occur.

¹ State of California Department of Conservation, Division of Land Resource Protection, *Farmland Mapping and Monitoring Program, Los Angeles County Important Farmland, 1998.*

² *Ibid.*

3. AIR QUALITY

- a) **Would the project conflict with or obstruct implementation of the applicable air quality plan?**

Potentially Significant Impact. The Project's grading, construction, and operational activities would generate pollutant emissions and has the potential to conflict with South Coast Air Quality Management District's (SCAQMD) current Air Quality Management Plan (AQMP). Therefore, this issue will be addressed in the EIR.

- b) **Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?**

Potentially Significant Impact. The Project's grading, construction, and operational activities would generate pollutant emissions and has the potential to violate air quality standards. Therefore, this issue will be addressed in the EIR.

- c) **Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative threshold for ozone precursors)?**

Potentially Significant Impact. The Project's grading, construction, and operational activities would generate pollutant emissions and has the potential to contribute to cumulative air quality impacts. Therefore, this issue will be addressed in the EIR.

- d) **Would the project expose sensitive receptors to substantial pollutant concentrations?**

Potentially Significant Impact. The Project's grading, construction, and operational activities would generate pollutant emissions and has the potential to expose sensitive receptors to pollutant emissions. Therefore, this issue will be addressed in the EIR.

- e) **Would the project create objectionable odors affecting a substantial number of people?**

No Impact. The Project includes development of typical residential land uses on the Project site and would not generate any odors. Therefore, the Project would not create objectionable odors affecting a substantial number of people.

4. BIOLOGICAL RESOURCES

- a) **Would the project 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 regulation, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

Potentially Significant Impact. The Project site is undeveloped and contains biological resources, including the California walnut woodland (a special-status vegetation community). In addition, depending on the time of year the Project site is developed, nesting birds (which are protected by law) could be using the trees on the Project site. As such, a biological resources report is being prepared for the Project, and this issue will be addressed in the EIR.

b) Would the project 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 U.S. Fish and Wildlife Service?

Potentially Significant Impact. The Project site is undeveloped and contains biological resources, including the California walnut woodland. In addition, depending on the time of year the Project site is developed, nesting birds (which are protected by law) could be using the trees on the Project site. Therefore, a biological resources report with spring surveys is being prepared for the Project, and this issue will be addressed in the EIR.

c) Would the project 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?

Potentially Significant Impact. The Project site is undeveloped and contains biological resources. A biological resources report is being prepared for the Project, and this issue will be addressed in the EIR.

d) Would the project 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?

Potentially Significant Impact. The Project site is undeveloped and contains biological resources. However, the City's General Plan Framework EIR does not identify the Project site as located within a Biological Resource Area (BRA). Additionally, the Project site is not located within a Los Angeles County designated Significant Ecological Area (SEA).³ In addition, the Project site is highly constricted by residential development on all sides, and not within or proximate to any native wildlife corridors, native wildlife nursery sites, critical habitat, land trust, habitat conservation plan or any other regional planning areas, as identified by the City or any other local, regional, state or federal agency. Nevertheless, a biological resources report is being prepared for the Project, and this issue will be addressed in the EIR.

³ Los Angeles County, http://planning.lacounty.gov/assets/upl/sea/SEA_adopted_proposed_2014.pdf

e) **Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?**

Potentially Significant Impact. The Project site is undeveloped and contains biological resources, including the California walnut woodland. As such, a biological resources report is being prepared for the Project, and this issue will be addressed in the EIR.

f) **Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?**

No Impact. The Project site is not subject to a Habitat Conservation Plan, a Natural Community Conservation Plan, or other such plan. Therefore, the Project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan, and no impacts related to this issue would occur.

5. CULTURAL RESOURCES

a) **Would the project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?**

No Impact. *State CEQA Guidelines* Section 15064.5 defines an historical resource as: 1) a resource listed in or determined to be eligible by the State Historical Resources Commission for listing in the California Register of Historical Resources; 2) a resource listed in a local register of historical resources or identified as significant in a historical resource survey meeting certain state guidelines; or 3) an object, building, structure, site, area, place, record or manuscript which a lead agency determines to be significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, provided that the lead agency's determination is supported by substantial evidence in light of the whole record. A project-related significant adverse effect would occur if a project were to adversely affect a historical resource meeting one of the above definitions. No historic structures are located on the Project site. Thus, the Project would not cause a substantial adverse change in the significance of a historical resource as defined in §15064.5. Therefore, no impacts related to historical resources would occur as a result of the Project.

b) **Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?**

Potentially Significant Impact. Based on a records search conducted by the South Central Coast Information Center (refer to Appendix A to this Initial Study), no archaeological sites have been recorded within a 0.5-mile radius of the Project site, and no sites have been recorded at the Project site. However, it is possible that unknown archaeological resources could exist at the Project site, given that significant

archaeological resources have been identified in the Los Angeles area. As such, an archaeological resources survey is being prepared for the Project, and this issue will be addressed in the EIR.

c) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Potentially Significant Impact. A records search was conducted with the Los Angeles County Natural History Museum to determine the likelihood for unique paleontological resources to occur at the Project site (refer to Appendix B to this Initial Study). The records search revealed that no paleontological resources are known to exist at the Project site. However, the geologic Monterey Formation is located on the Project site and is known to contain paleontological resources. As such, there is a possibility for unknown paleontological resources could be encountered during the Project's excavation phase. As such, this issue will be addressed in the EIR.

d) Would the project disturb any human remains, including those interred outside of formal cemeteries?

Potentially Significant Impact. The Project site is vacant and does not contain any structures. No human remains are known to exist at the Project site. However, during the construction and excavation of the Project Site, there is a possibility that human remains could be encountered. As such, this issue will be addressed in the EIR.

6. GEOLOGY AND SOILS

a) Would the project expose 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?**

Less Than Significant Impact. The Project site is not located within an Alquist-Priolo Earthquake Fault Zone, and no known faults exist on the Project site.⁴ Thus, the Project would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving 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 on the Project site. Therefore, no significant impacts related to this issue would occur. (Impacts

⁴ ZIMAS, City of Los Angeles, February 9, 2015.

related to seismic groundshaking will be addressed in the EIR. Refer to response to Checklist Question 6a.ii.)

(ii) Strong seismic ground shaking?

Potentially Significant Impact. Given the Project site's location in a seismically active region, the Project site could experience seismic groundshaking in the event of an earthquake. A geotechnical report is being prepared for the Project, and this issue will be addressed in the EIR.

(iii) Seismic-related ground failure, including liquefaction?

Potentially Significant Impact. The degree to which the Project site is susceptible to liquefaction is unknown at this time. A geotechnical report is being prepared for the Project, and this issue will be addressed in the EIR.

(iv) Landslides?

Potentially Significant Impact. The Project site is located on a hillside. The degree to which landslides occur at the Project site is unknown at this time. A geotechnical report is being prepared for the Project, and this issue will be addressed in the EIR.

b) Would the project result in substantial soil erosion or the loss of topsoil?

Potentially Significant Impact. The construction and operational activities associated with the Project could cause erosion. A geotechnical report is being prepared for the Project, and this issue will be addressed in the EIR.

c) Would the project 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?

Potentially Significant Impact. The degree to which geologic or soil instabilities exist at the Project site are unknown at this time. A geotechnical report is being prepared for the Project, and this issue will be addressed in the EIR.

d) Would the project be located on expansive soil, as identified on Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

Less Than Significant Impact. According to SASSAN Geosciences, Inc., the top soil at the Project site is classified as medium to high expansive.⁵ However, the Project Applicant would be required by the City to design and construct the Project in conformance to the most recently adopted Building Code and applicable recommendations made in the Geotechnical Report. Conformance with the City's current Building Code requirements would ensure that no significant impacts related to expansive soil would occur as a result of the Project. Therefore, Project impacts related to expansive soils would be less than significant.

e) Would the project 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?

No Impact. The Project would connect to the City's existing sewer system and would not require the use of septic tanks or alternative wastewater disposal systems. Thus, the Project would not result in any impacts related to soils that are incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater. Therefore, no impacts related to this issue would occur.

7. GREENHOUSE GAS EMISSIONS

a) Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Potentially Significant Impact. The Project's grading, construction, and operational activities would generate greenhouse gas (GHG) emissions and could impact the environment. Therefore, this issue will be addressed in the EIR.

b) Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Potentially Significant Impact. The Project's grading, construction, and operational activities would generate GHG emissions and could have the potential to conflict with plans, policies, or regulations related to reducing GHG emissions.

⁵ *Preliminary Geotechnical Engineering and Engineering Geology Investigation, SASSAN Geosciences, Inc., March 20, 2015 (refer to Appendix C).*

8. HAZARDS AND HAZARDOUS MATERIALS

a) **Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?**

Less Than Significant Impact. The Project, which includes development of 32 single-family residential units, would not require routine transport, use, or disposal of hazardous materials. Thus, the Project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Therefore, impacts related to this issue would be less than significant.

b) **Would the project create significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?**

Less Than Significant Impact. The Project site has never been developed and as such, no hazardous materials associated with human activity exist at the Project site that could be exposed during the Project's construction period. Additionally, the Project site is not within a methane hazard zone as delineated by the City.⁶ Thus, the Project would not create significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Therefore, impacts related to this issue would be less than significant.

c) **Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?**

Less Than Significant Impact. The Project includes development of 32 multi-family residential units and would not require routine transport, use, or disposal of hazardous materials. Thus, the Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. Therefore, impacts related to this issue would be less than significant.

d) **Would the project 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?**

No Impact. The Project site is not included on any list compiled pursuant to Government Code Section 65962.5, which includes sites such as waste facilities subject to corrective action, land designated as hazardous waste property, and sites with leaking underground storage tanks. Thus, the Project would not

⁶ City of Los Angeles, ZIMAS, February 9, 2015.

create a significant hazard to the public or the environment as a result of being listed on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, no impacts related to this issue would occur.

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?

No Impact. The Project site is not located within two miles of a public airport. The closest airport is the Bob Hope Airport located approximately 12.7 miles northwest of the Project site. Thus, the Project would not result in a safety hazard associated with an airport for people residing or working in the Project area. Therefore, no impacts related to this issue would occur.

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?

No Impact. The Project site is not located within the vicinity of a private airstrip. The closest airport is the Bob Hope Airport located approximately 12.7 miles northwest of the Project site. Thus, the Project would not result in a safety hazard associated with an airport for people residing or working in the Project area. Therefore, no impacts related to this issue would occur.

g) Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less Than Significant Impact. No aspects of the Project would inhibit access to hospitals, emergency response centers, school locations, communication facilities, highways and bridges, or airports. Further, the Project would comply with all applicable City policies related to disaster preparedness and emergency response. Thus, impacts related to this issue would be less than significant.

h) Would the project 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?

Less Than Significant Impact. According to ZIMAS, the Project is located within a Very High Fire Hazard Severity Zone. The Project would be required to be designed and constructed in accordance with the Los Angeles Fire Code and would be required to incorporate measures, including but not limited to the following:

- Ignition-resistant roofing and other building materials
- Fire-Retardant-Treated Wood or noncombustible materials
- Roof coverings, valleys, and gutters
- Attic ventilation

- Eave or cornice vents
- Sprinkler systems
- Landscaping with fire-retardant plants
- Vegetation clearance

Additionally, prior to issuance of an Occupancy Permit, the Project Applicant would be required to coordinate with Los Angeles Fire Department (LAFD) to ensure that the Project incorporates all appropriate fire-prevention measures. Through compliance with the LAFD's requirements, no significant impacts related to wildland fires would occur as a result of the Project.

9. HYDROLOGY AND WATER QUALITY

a) Would the project violate any water quality standards or waste discharge requirements?

Less Than Significant Impact. The Project includes development of 32 single-family residential homes and would not have any point-source discharges. Therefore, the Project would have a less than significant impact on water quality standards or waste discharge and would not violate any water quality standards or waste discharge requirements.

b) Would the project 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)?

Less Than Significant Impact. The Project site and the surrounding area consist largely of hillside areas. Based on the geotechnical investigation prepared for the Project, groundwater was not encountered during exploration in borings drilled to 18 feet (refer to Appendix C to this Initial Study). Additionally, the Project site is underlain by bedrock of the Monterey Formation, which strikes northwesterly in the southern portion the Project site and dips at moderate to steep angles (32 to 61 degrees) to the southwest. In the northern portion of the Project site, bedding generally strikes northwesterly and dips steeply to the northeast. The bedrock at the Project site is overlain with approximately 15 feet of undocumented fill. During a storm event, some stormwater may seep into the soils at the site, but given the depth of soil, bedrock, and hillside terrain, most of the stormwater does not reach groundwater levels at the Project site. As such, the Project site is not a source of groundwater recharge. Under the Project, this condition would remain unaltered. Additionally, all water consumption associated with the Project would be supplied by the Metropolitan Water District (MWD) and not from groundwater beneath the Project site. Thus, the Project would have no affect on groundwater supplies or recharge, and impacts related to this issue would be less than significant.

c) Would the project 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?

Less Than Significant Impact. During the Project's construction phase, the Project developer would be required to implement SCAQMD Rule 403 – Fugitive Dust to minimize wind and water-borne erosion at the site. Also, the Project developer would be required to prepare and implement a SWPPP, in accordance with the NPDES General Permit for Discharges of Storm Water Associated with Construction Activity and Land Disturbance Activities. The site-specific SWPPP would be prepared prior to earthwork activities and would be implemented during Project construction. The SWPPP would include BMPs and erosion control measures to prevent pollution in storm water discharge. Typical BMPs that could be used during construction include good-housekeeping practices (e.g., street sweeping, proper waste disposal, vehicle and equipment maintenance, concrete washout area, materials storage, minimization of hazardous materials, proper handling and storage of hazardous materials, etc.) and erosion/sediment control measures (e.g., silt fences, fiber rolls, gravel bags, storm water inlet protection, and soil stabilization measures, etc.). The SWPPP would be subject to review and approval by the City for compliance with the City's Development Best Management Practices Handbook, Part A, Construction Activities. Additionally, all Project construction activities would comply with the City's grading permit regulations, which require the implementation of grading and dust control measures, including a wet weather erosion control plan if construction occurs during rainy season, as well as inspections to ensure that sedimentation and erosion is minimized. Through compliance with these existing regulations, the Project would not result in any significant impacts related to soil erosion and siltation during the construction phase. Additionally, during the Project's operational phase, most of the Project site would be developed with impervious surface, and all stormwater flows would be directed to storm drainage features and would not come into contact with bare soil surfaces. Thus, no significant impacts related to erosion and siltation would occur as a result of Project operation.

d) Would the project 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?

Potentially Significant Impact. The Project would redirect stormwater flows on the Project site. The degree to which this could cause flooding is unknown at this time. A hydrology study is being prepared for the Project, and this issue will be addressed in the EIR.

e) Would the project 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?

Potentially Significant Impact. The Project includes development of the Project site with single-family homes and would redirect stormwater flows on the Project site. The degree to which this could affect

water quality is unknown at this time. A hydrology study is being prepared for the Project, and this issue will be addressed in the EIR.

f) Would the project otherwise substantially degrade water quality?

Less Than Significant Impact. To address water quality during the Project's construction phase, the Project Applicant would be required to prepare and implement a SWPPP, in accordance with the NPDES General Permit for Discharges of Storm Water Associated with Construction Activity and Land Disturbance Activities. The site-specific SWPPP would be prepared prior to earthwork activities and would be implemented during Project construction. The SWPPP would include BMPs and erosion control measures to prevent pollution in storm water discharge. Typical BMPs that could be used during construction include good-housekeeping practices (e.g., street sweeping, proper waste disposal, vehicle and equipment maintenance, concrete washout area, materials storage, minimization of hazardous materials, proper handling and storage of hazardous materials, etc.) and erosion/sediment control measures (e.g., silt fences, fiber rolls, gravel bags, storm water inlet protection, and soil stabilization measures, etc.). The SWPPP would be subject to review and approval by the City for compliance with the City's Development Best Management Practices Handbook, Part A, Construction Activities. Additionally, all Project construction activities would comply with the City's grading permit regulations, which require the implementation of grading and dust control measures, including a wet weather erosion control plan if construction occurs during rainy season, as well as inspections to ensure that sedimentation and erosion is minimized. Therefore, through compliance with NPDES requirements and City grading regulations, Project construction impacts related to water quality would be less than significant.

During the Project's construction phase, in accordance with the City's Low Impact Development (LID) Ordinance, the Project Applicant would be required to incorporate appropriate stormwater pollution control measures into the design plans and submit these plans to the City's Department of Public Works, Bureau of Sanitation, Watershed Protection Division (WPD) for review and approval. Upon satisfaction that all stormwater requirements have been met, WPD staff would stamp the plan approved. Through compliance with the City's LID Ordinance, the Project would meet the City's water quality standards. Therefore, Project impacts related to operational water quality would be less than significant.

g) Would the project 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?

No Impact. The Project site is not located within a 100-year flood hazard area.⁷ Thus, the Project would not place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or

⁷ *Ibid.*

Flood Insurance Rate Map or other flood hazard delineation map. Therefore, no impacts related to this issue would occur.

h) Would the project place within a 100-year flood hazard area structures which would impede or redirect flood flows?

No Impact. The Project site is not located within a 100-year flood hazard area.⁸ Thus, the Project would not place within a 100-year flood hazard area structures that would impede or redirect flood flows. Therefore, no impacts related to this issue would occur.

i) Would the project 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?

No Impact. The Project site is not located in any area susceptible to floods associated with a levee or dam. Therefore, the Project would not 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, and no impacts related to this issue would occur.

j) Would the project expose people or structures to a significant risk of loss, injury or death involving inundation by seiche, tsunami, or mudflow?

No Impact. The Project site is not in an area susceptible to seiches, tsunamis, or mudflows. Therefore, the Project would not expose people or structures to a significant risk of loss, injury, or death involving inundation by seiche, tsunami, or mudflow.

10. LAND USE AND PLANNING

a) Would the project physically divide an established community?

No Impact. The Project site is located in a hillside area surrounded by existing single-family development to the north, east, and west, and undeveloped area to the south/southeast. Other land uses in the Project area include commercial/retail land uses along Eagle Rock Boulevard approximately 1.0 mile north and west of the Project site and the Glassell Park Recreation Center and Youth Center on Verdugo Road approximately 0.75 mile northwest of the Project site. Given the fact that the Project site is largely surrounded by existing development, the Project would not physically divide an established community. Therefore, no impacts related to this issue would occur, and no further analysis of this issue is required.

b) Would the project 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

⁸ *Ibid.*

plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Potentially Significant Impact. The degree to which the Project would conform to the applicable plans, policies, and regulations associated with development of the Project site is unknown at this time. Thus, this issue will be addressed in the EIR.

c) Would the project conflict with any applicable habitat conservation plan or natural community conservation plan?

No Impact. The Project site is not subject to any applicable habitat conservation plan or natural community conservation plan. Therefore, the Project would not conflict with any applicable habitat conservation plan or natural community conservation plan, and impacts related to this issue would occur.

11. MINERAL RESOURCES

a) Would the project 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?

No Impact. There are no known mineral resources on the Project site or in the vicinity. Thus, the Project would not 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. Therefore, no impacts related to issue would occur.

b) Would the project 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?

No Impact. The Project site is not identified as a mineral resource recovery site. Thus, the Project would not 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. Therefore, no impacts related to issue would occur.

12. NOISE

a) Would the project result in 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?

Potentially Significant Impact. Construction and operational activities associated with the Project would create noise that could exceed applicable standards. Therefore, this issue will be addressed in the EIR.

b) Would the project result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Potentially Significant Impact. Construction and operational activities associated with the Project would expose people to groundborne noise. Therefore, this issue will be addressed in the EIR.

c) Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

Potentially Significant Impact. Operational activities associated with the Project would create on-going noise that could exceed applicable standards. Therefore, this issue will be addressed in the EIR.

d) Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Potentially Significant Impact. Construction and operational activities associated with the Project would create noise that could exceed applicable standards. Therefore, this issue will be addressed in the EIR.

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 expose people residing or working in the project area to excessive noise levels?

No Impact. The Project site is not located within an airport land use plan or within two miles of a public airport or public use airport. Therefore, the Project would not expose people residing or working in the Project area to excessive noise levels and no impact would occur.

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?

No Impact. The Project site is not located in the vicinity of a private airstrip. Therefore, the Project would not expose people residing or working in the Project area to excessive noise levels and no impact would occur.

13. POPULATION AND HOUSING

a) Would the project 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)?

Less Than Significant Impact. The Project includes development 32 single-family residential homes on a site that is zoned and designated by the City for such development. Based on the 2015 persons-per-

household rate (2.74) for the City, the Project would generate approximately 88 residents.⁹ The Project does not propose additional housing units (and associated population) beyond what is permitted under the existing base land use designation and zoning. Thus, the Project's residential population would not represent a substantial or significant growth as compared to projected growth. Therefore, no significant impacts related to population and housing would occur as a result of the Project.

b) Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

No Impact. No housing exists on the Project site. Therefore, the Project would not displace any existing housing, necessitating the construction of replacement housing elsewhere.

c) Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

No Impact. The Project site is vacant, and no people live on the Project site. Therefore, the Project would not displace any residents, necessitating the construction of replacement housing elsewhere.

14. PUBLIC SERVICES

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government 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 objective for any of the following public services:

(i) Fire protection?

Less Than Significant Impact. The Project includes development of a 32 single-family residential homes at the Project site, increasing the need for fire protection services at the Project site. The LAFD considers fire protection services for a project adequate if a project: (1) is within the maximum response distance for the land uses proposed; (2) complies with emergency access requirements; (3) complies with fire-flow requirements; and (4) complies with fire hydrant placement. Pursuant to LAMC Section 57.09.07, the maximum response distance between a low-density residential neighborhood land use and a LAFD station that houses an engine or truck company is 1.5 miles. If this distance is exceeded, all

⁹ As of January 1, 2015, Department of Finance:
<http://www.dof.ca.gov/research/demographic/reports/estimates/e-5/2011-20/view.php>.

structures shall be constructed with automatic fire sprinkler systems.¹⁰ However, projects that fall within Very High Fire Hazard Severity Zone (as is the Project) are required to install fire sprinkler systems.

The Project site is served by several fire stations, as shown on Table IV-1. As stated previously, the Project is located within a Very High Fire Hazard Severity Zone. Thus, the Project would be required to be designed and constructed in accordance with the Los Angeles Fire Code and would be required to incorporate measures, including but not limited the following:

- Ignition-resistant roofing and other building materials
- Fire-Retardant-Treated Wood or noncombustible materials
- Roof coverings, valleys, and gutters
- Attic ventilation
- Eave or cornice vents
- Sprinkler systems
- Landscaping with fire-retardant plants
- Vegetation clearance

Additionally, prior to issuance of an Occupancy Permit, the Project Applicant would be required to coordinate with LAFD to ensure that the Project incorporates all appropriate fire-prevention measures. All ingress/egress associated with the Project would be designed and constructed in conformance to all applicable City Building and Safety Department and LAFD standards and requirements for design and construction. Therefore, the Project would not result in any significant impacts related to emergency access. Approximate fire-flow requirement for the Project is 2,000 gallons per minute with a 20 pounds-per-inch residual pressure. Final fire-flow demands, fire hydrant placement, and other fire protection equipment would be determined for the Project during LAFD's plan check process. Through compliance with these requirements, Project impacts related to fire protection services would be less than significant.

Table IV-1
Fire Stations Serving the Project Site

No.	Address	Distance from Project Site
1	2230 Pasadena Avenue	4.2 miles
12	5921 North Figueroa Street	2.8 miles
44	1410 Cypress Avenue	2.1 miles

Source: http://lafd.org/fire_stations/station_results/%2A?zipcode=90065, accessed March 17, 2015.

¹⁰ LAFD website: http://lafd.com/prevention/hydrants/division_9_fc.html, accessed October 21, 2014.

(ii) Police protection?

Less Than Significant Impact. The Project includes development of 32 single-family homes at the Project site, increasing the need for police protection services at the Project site. However, in accordance with the City's requirements, the Project developer would be required to refer to "Design Out Crime Guidelines: Crime Prevention Through Environmental Design," published by the LAPD. Contact the Community Relations Division, located at 100 W. 1st Street, #250, Los Angeles, CA 90012; (213) 486-6000. The Project would include standard security measures such as adequate security lighting, controlled residential access, and secure parking facilities. These measures for the Project shall be approved by the LAPD prior to the issuance of building permits. Through compliance with the mandatory requirements of the LAPD, Project impacts related to police protection services would be less than significant.

(iii) Schools?

Less Than Significant Impact. Los Angeles Unified School District's (LAUSD) schools that serve the Project site and area are shown on Table IV-2. As shown on Table IV-3, the Project would generate a total of approximately 8 students, including 4 elementary students, 2 middle school students, and 2 high school students. Based on the remaining capacity shown on Table IV-2, the schools serving the Project site would have adequate capacity to serve the Project's student generation. In addition, pursuant to the California Government Code, mandatory payment of the school fees established by the LAUSD in accordance with existing rules and regulations regarding the calculation and payment of such fees would, by law, provide full and complete mitigation for any potential direct and indirect impacts to schools as a result of the Project. Therefore, Project impacts to school services would be less than significant.

**Table IV-2
LAUSD School's Serving the Project Area Student Capacity and Enrollment**

School Type (Grade)	School Name	Capacity (students)	Actual Enrollment (students)	(-)Under / (+)Over Capacity (students)
Elementary School	Toland Way	381	367	-14
Middle School	Irving Magnet	904	616	-288
High School	Eagle Rock High School	2,665	2,589	-76
High School	Franklin Senior High	2,080	1,527	-553

Source: LAUSD.

**Table IV-3
Estimated Project Student Generation**

Use Type	Amount of Development	School Type	Student Generation Factor ^a	Total Students Generated
Proposed Residential	32 du	Elementary School (K-5)	0.1266/du	4
		Middle School (6-8)	0.0692/du	2
		High School (9-12)	0.0659/du	2
Project Total				8
<i>du = dwelling unit Number of students has been rounded to the nearest whole number.</i>				
<i>^a Los Angeles Unified School District, Student Generation Rate Calculation, February 25, 2008.</i>				

(iv) Parks?

No Impact. The L.A. CEQA Thresholds Guide requires an analysis of a project's impact on recreation and parks services and/or facilities when a project results in a net increase of 50 or more residential units. The Project proposes 32 single-family residential homes, and as such, would be expected to result in no impact with respect to recreation and park facilities and no further analysis of this issue is required.

(v) Other public facilities?

Libraries

Less Than Significant Impact. The libraries that serve the Project area include those shown on Table IV-4. On February 8, 2007, the Board of the Library Commissioners approved a new Branch Facilities Plan, which includes criteria for developing new libraries and recommends new size standards for the provision of Los Angeles Public Library (LAPL) facilities, including the following:

- A 12,500 square-foot facility for a community with less than 45,000 population.
- A 14,500 square-foot facility for a community with more than 45,000 population and up to a 20,000 square-foot for a Regional Branch.
- An additional Branch Library should be developed for a population equal to or in excess of 90,000 persons.

As discussed previously, the Project would introduce approximately 88 residents to the Project site. It should be noted that some or all of the 88 residents could already live in the Project area or City with an existing demand for library services that would not be increased with implementation of the Project. As discussed in response to Checklist Question 13a (Population and Housing), the Project does not propose

additional housing units (and associated population) beyond what is permitted under the existing base land use designation and zoning for the Project site. Thus, the Project's residential population would not represent a substantial or significant growth as compared to projected growth and would not create an unanticipated demand for library services. The Project would not cause the need for new or altered libraries. Therefore, Project impacts related to library services would be less than significant.

**Table IV-4
Libraries Serving the Project Area**

Library	Size (sf)	Collection Size/ Circulation	Staffing Levels
Arroyo Seco Regional Branch Library	14,000	47,546 volumes 154,419 circulation	10 full-time employees
Atwater Village Branch Library	5,900	36,340 volumes 99,545 circulation	6.5 full-time employees
Cypress Parch Branch Library	10,750	30,571 volumes 84,871 circulation	7 full-time employees
Lincoln Heights Branch Library	12,912	41,549 volumes 127,624 circulation	7 full-time employees
<i>sf = square feet</i>			
<i>Source: Los Angeles Public Library.</i>			

15. 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?**

No Impact. The L.A. CEQA Thresholds Guide requires an analysis of a project's impact on recreation and parks services and/or facilities when a project results in a net increase of 50 or more residential units. The Project proposes 32 single-family residential homes, and as such, would be expected to result in no impact with respect to recreation and park facilities and no further analysis of this issue is required.

b) **Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?**

No Impact. The L.A. CEQA Thresholds Guide requires an analysis of a project's impact on recreation and parks services and/or facilities when a project results in a net increase of 50 or more residential units. The Project proposes 32 single-family residential homes, and as such, would be expected to result in no impact with respect to recreation and park facilities and no further analysis of this issue is required.

16. TRANSPORTATION AND TRAFFIC

a) **Would the project conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?**

Potentially Significant Impact. A significant impact would occur if the Project generated traffic at each study intersection would exceed City of Los Angeles Department of Transportation (LADOT) standards. LADOT's traffic study requirements state that a technical memorandum is required if a project is forecast to generate 25 – 42 peak hour trips that would be added to intersections in the vicinity of the Project site that operate in the level of service (LOS) E – F range. Associated Transportation Engineers (ATE) contacted City staff to discuss the traffic study requirements. City staff stated that a technical memorandum would likely not be required for the Project, since there are no intersections in the vicinity of the Project site that operate in the LOS E – F range. Nevertheless, a technical memorandum is being prepared for the Project, and as such, this issue will be analyzed further in an EIR.

b) **Would the project conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the count congestion management agency for designated roads or highways?**

Potentially Significant Impact. A significant impact may occur if adopted California Department of Transportation (Caltrans) and County of Los Angeles Metropolitan Transit Authority (Metro) thresholds are exceeded. As discussed above, City staff stated that a technical memorandum would likely not be required for the Project, since there are no intersections in the vicinity of the Project site that operate in the LOS E – F range. Nevertheless, a technical memorandum is being prepared for the Project, and as such, this issue will be analyzed further in the EIR.

c) **Would the project 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?**

No Impact. The Project includes development of 32 single-family residential units, with heights consistent with the existing homes in the Project area. Further, the Project site is not located near any airports. Thus, the Project would not 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. Therefore, no impacts related to this issue would occur.

d) Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Potentially Significant Impact. A significant impact may occur if a project were to include a new roadway design, introduce a new land use or project features into an area with specific transportation requirements and characteristics that have not been previously experienced in that area, or if project access or other features were designed in such a way as to create hazardous conditions. It is unknown at this time whether the Project may increase hazards due to a design feature or incompatible uses. Therefore, this issue will be analyzed further in the EIR.

e) Would the project result in inadequate emergency access?

Less Than Significant Impact. All ingress/egress associated with the Project would be designed and constructed in conformance to all applicable City Building and Safety Department and City Fire Department standards and requirements for design and construction. Therefore, the Project would not result in any significant impacts related to emergency access.

f) Would the project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

Less Than Significant Impact. The Project site is zoned and designated for single-family residential land uses. The Project includes development of the Project with single-family homes, consistent with this existing zoning and land use designation. The Project would not affect any existing or planning alternative transportation infrastructure or plans or programs for development of such infrastructure. Thus, the Project would not conflict with adopted policies, plans, or programs supporting alternative transportation, and impacts related to this issue would be less than significant.

17. UTILITIES AND SERVICE SYSTEMS

a) Would the project exceed wastewater treatment requirements of the applicable regional water quality control board?

Less Than Significant Impact. The Project site is located within the service area of the Hyperion Treatment Plant (the “HTP”), which has been designed to treat 450 million gallons per day (mgd) to full secondary treatment. Full secondary treatment prevents virtually all particles suspended in effluent from being discharged into the Pacific Ocean and is consistent with the Los Angeles Regional Water Quality Control Board’s (the “LARWQCB”) discharge policies for the Santa Monica Bay. The HTP currently treats an average daily flow of approximately 362 mgd. Thus, there is approximately 88 mgd available capacity.

The Project would generate approximately 7,360 gallons of wastewater per day (or 0.00736 mgd) (refer to Table IV-5.¹¹ With a remaining daily capacity of 88 mgd, the HTP would have adequate capacity to serve the Project. Therefore, Project impacts related to wastewater treatment would be less than significant.

**Table IV-5
Estimated Water Consumption and Wastewater Generation¹**

Residential Land Use	Size	Water Consumption Rate ²	Total (gallons/day)
Single-Family	32 du	230 gpd/du	7,360
¹ Assumes wastewater generation equals water consumption.			
² Source: City of Los Angeles Bureau of Sanitation, Sewer Generation Rates Table, March 20, 2002.			

b) Would the project 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?

Less Than Significant Impact. The LADWP owns and operates the Los Angeles Aqueduct Filtration Plant (the “LAAFP”) located in the Sylmar community of the City. The LAAFP treats City water prior to distribution throughout LADWP’s Central Water Service Area. The designated treatment capacity of the LAAFP is 600 mgd, with an average plant flow of 550 mgd during the summer months and 450 mgd in the non-summer months. Thus, the facility has between approximately 50 to 150 mgd of remaining capacity depending on the season.

As shown on Table IV-5, the Project would consume approximately 7,360 gallons of water per day (or 0.00736 mgd). With the remaining capacity of approximately 50 to 150 mgd, the LAAFP would have adequate capacity to serve the Project. Therefore, Project impacts related to water treatment would be less than significant.

c) Would the project 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?

Less Than Significant Impact. As discussed in response to Checklist Question 9e (Storm Drain Capacity), the Project would not exceed the capacity of the existing or planning drainage system. Therefore, Project impacts related to stormdrain capacity would be less than significant.

¹¹ This conservatively assumes the Project’s wastewater generation would equal its water consumption.

d) Would the project have significant water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Less Than Significant Impact. As shown on Table IV-5, the Project would consume approximately 7,360 gallons of water per day. According to the Los Angeles Department of Water and Power (LADWP), if a project that is consistent with the City's General Plan, the projected water demand associated with that project is considered to be accounted for in the most recently adopted Urban Water Management Plan (UWMP), which is prepared by the LADWP to ensure that existing and projected water demand within its service area can be accommodated.¹² As discussed previously in response to Checklist Question 13a (Population and Housing), the Project's proposed land uses (single-family residential homes) are allowed under the current zoning and land use designation for the Project site. As such, the Project would not require new or additional water supply or entitlements. Therefore, Project impacts related to water supply would be less than significant.

e) Would the project result in a determination by the wastewater treatment provider which 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?

Less Than Significant Impact. As discussed in response to Checklist Question 17a (Wastewater Treatment), with a remaining daily capacity of 88 mgd, the HTP would have adequate capacity to serve the Project. Therefore, Project impacts related to wastewater treatment would be less than significant.

f) Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

Less Than Significant Impact. Forty three percent of the waste generated in the City is disposed of at the Sunshine Canyon City/County Landfill (the "Sunshine Canyon Landfill"), with 20 percent to Chiquita Canyon Landfill, and the remaining amounts sent to over a dozen other landfills, recycling, refuse-to-energy, or resource recovery facilities.¹³ According to CalRecycle (California Department of Resources Recycling and Recovery), the Sunshine Canyon Landfill is estimated to close in 2037. It has approximately 96.8 million cubic yards (cy) of remaining capacity out of a total capacity of 140.9 million cy, and a maximum permitted daily intake of 12,100 tons per day (tpd).¹⁴ Sunshine Canyon Landfill accepts approximately 7,800 tpd during the week and 3,000 tpd on Saturday (due to reduced hours of

¹² LADWP, 2011 UWMP, page 249.

¹³ CalRecycle, <http://www.calrecycle.ca.gov/SWFacilities/Directory/19-AA-2000/Detail>, hit on June 12, 2015.

¹⁴ State of California Department of Resources Recycling and Recovery, Solid Waste Facility Listing/Details Page, Facility/Site Summary Details: Sunshine Canyon City/County Landfill (19-AA-2000), website: <http://www.calrecycle.ca.gov/SWFacilities/Directory/19-AA-2000/Detail>, June 12, 2015.

operation).¹⁵ Therefore, the Sunshine Canyon Landfill has a remaining daily capacity intake of approximately 4,300 tpd during each weekday and 9,100 tpd on Saturday.

The Project is estimated to generate an increase of approximately 320 pounds per day (or 0.16 tons/day) of solid waste.¹⁶ With a remaining daily capacity of 4,300tpd, the existing landfill capacity would be adequate to accommodate the Project's solid waste generation. Therefore, Project impacts related to solid waste would be less than significant.

g) Would the project comply with federal, state, and local statutes and regulations related to solid waste?

Less Than Significant Impact. The Project would be required to comply with all applicable federal, state, and local statutes and regulations, including the City's Curbside Recycling Program and the Construction and Demolition Waste Recycling Ordinance related to solid waste generation, and no significant impacts related to this issue would occur.

18. MANDATORY FINDINGS OF SIGNIFICANCE

a) Does the project have the potential to degrade the quality of the 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?

Potentially Significant Impact. For the reasons stated in this Initial Study, the Project would have the potential to degrade the quality of the 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. These issues will be addressed in the EIR.

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

¹⁵ *Sunshine Canyon Landfill Newsletter, Fall 2013, website: http://www.sunshinecanyonlandfill.com/home/newsletter/fall_2013_newsletter.pdf, June 12, 2015.*

¹⁶ *Solid waste generation assumes 10 pound per unit per day. Generation rate source: City of Los Angeles Bureau of Sanitation, "Solid Waste Generation," 1981.*

when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Potentially Significant Impact. For the reasons stated in this Initial Study, the Project could potentially result in any significant impacts would not have the potential to contribute to significant cumulative impacts. Cumulative impacts will be addressed in the EIR.

c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

Potentially Significant Impact. For the reasons stated in this Initial Study, the Project could potentially cause substantial adverse effects on human beings, either directly or indirectly. These impacts will be addressed in the EIR.