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

SILVER LAKE – ECHO PARK – ELYSIAN VALLEY COMMUNITY PLAN AREA

Sunset & Everett Mixed-Use Development Project & Everett Small Lot Subdivision

Sunset Portion Case Nos. CPC-2013-3319-DB-SPR; VTT-72553 and ENV-2013-3320-EIR

Everett Portion Case Nos. VTT-72552-SL and ENV-2013-3320-EIR

Location: 1185, 1187, 1193, 1195, 1197, 1201, 1201 ½, 1205, 1205 ½, 1207, 1207 ½, 1211, 1215, 1221, 1225, 1229, 1233, 1239, 1243, 1245, 1247, 1247 ½ W. Sunset Boulevard and 917, 959, 959 ½, 965, 965 ½ N. Everett Street, Los Angeles, CA 90026

Council District: 1, Gilbert Cedillo

Project Description: The Project is composed of two separate developments: 1) A mixed use residential/retail development located primarily along Sunset Boulevard and at the corner of Sunset Boulevard and Everett Street and 2) A Small Lot Subdivision located entirely along Everett Street.

Sunset & Everett Mixed Use Development: The project is composed of two separate buildings (A & B) containing a total of 204 residential units, 11,334 square feet of retail, a total of 294 parking spaces, and 232 bicycle parking spaces.

- Building A, located along Sunset Boulevard and totaling approximately 148,345 square feet, will provide 161 residential units and 3,078 square feet of retail space on the ground floor that will be divided into four tenant spaces.

- Building B, located at the corner of Sunset Boulevard and Everett Street and totaling approximately 49,513 square feet, will provide 43 residential units and 8,256 square feet of retail space that will be divided into six tenant spaces on the ground floor level.

Everett Small Lot Subdivision: The project will construct six single-family residences, with a combined square footage of 10,887 square feet, pursuant to the small lot subdivision ordinance and will provide a total of 12 parking spaces.

The project would require the following permits and approvals, and any additional actions as may be deemed necessary.

Sunset & Everett Mixed Use Development:

1. Pursuant to LAMC 17.15, a Vesting Tentative Tract Map comprised of a one-lot subdivision for a maximum of 204 residential condominium units and ten commercial condominiums. Although the project is proposed as an apartment project, the applicant desires a Tract Map for future flexibility to offer the residential units and commercial condominiums for sale.
2. Pursuant to LAMC 16.05.C.1(b), Site Plan Review for the development of 204 residential units.

June 2015

3. *Pursuant to LAMC Section 12.22.A.25(c)(1), a 25 percent Density Bonus with 7 percent reserved for Very Low Income Household units to permit the construction of a mixed-use development with 204 residential units, 11,334 square feet of ground floor commercial, utilizing Parking Option 1 and requesting one On-Menu Incentive and three Off-Menu Incentives (Waivers) that include:*
   (a) *Pursuant to LAMC 12.22.A.25.F(4), an On-Menu Incentive for a 25 percent FAR increase to permit 197,858 square feet of floor area (1.88 FAR) in lieu of 158,286 square feet of floor area (1.5 FAR) allowed in the C2-1VL zone;*
   (b) *Pursuant to LAMC 12.22.A.25.G(3), Off-Menu Incentives for:*
      (1) *a 15 foot height increase for a maximum height of 72 feet as measured from Grade (57 feet Base Height plus 15 feet) and 66 feet as measured from Plumb Height (45 feet and 21 feet) for Building A;*
      (2) *a 4 foot height increase for a maximum height of 61 feet as measured from Grade (57 feet Base Height plus 4 feet) and 59 as measured from Plumb Height (45 feet and 14 feet) for Building B; and*
      (3) *to permit a six-story mixed-use building in lieu of three stories for Building A and a five-story mixed-use building in lieu of three stories for Building B.*
4. *Haul route approval for the export of approximately 35,401 cubic yards of dirt.*

APPLICANT:	***PREPARED BY:***	***ON BEHALF OF:***
Aragon (Sunset/Everett) Properties Corporation *1590 Rosecrans Avenue, Suite D303* *Manhattan Beach, CA 90045*	*CAJA Environmental Services* *11990 San Vicente Boulevard* *Los Angeles, CA 90049*	*The City of Los Angeles* *Department of City Planning* *Environmental Analysis Section* *200 North Spring Street, Room 750* *Los Angeles, CA 90012-2601*

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1. PROJECT DESCRIPTION

The subject of this Initial Study (IS) is the proposed Sunset & Everett Mixed-Use Development Project & Everett Small Lot Subdivision (the Project). The City's Department of City Planning is the Lead Agency under the California Environmental Quality Act (CEQA). The Initial Study is a preliminary analysis prepared by the Lead Agency to determine whether an Environmental Impact Report (EIR) or a Mitigated Negative Declaration must be prepared or to identify the significant environmental effects to be analyzed in an EIR.

Project Information

Project Title:	Sunset & Everett Mixed-Use Development Project & Everett Small Lot Subdivision
Project Location:	1185, 1187, 1193, 1195, 1197, 1201, 1201 ½, 1205, 1205 ½, 1207, 1207 ½, 1211, 1215, 1221, 1225, 1229, 1233, 1239, 1243, 1245, 1247, 1247 ½ W. Sunset Boulevard, and 917, 959, 959 ½, 965, 965 ½ N. Everett Street, Los Angeles, CA 90026
Project Applicant:	Aragon (Sunset/Everett) Properties Corporation 1590 Rosecrans Avenue, Suite D303, Manhattan Beach, CA 90045
Lead Agency:	City of Los Angeles Department of City Planning 200 North Spring Street, Room 750, Los Angeles, CA 90012 Attn: Alejandro Huerta

Regulatory Framework

According to CEQA Guidelines, Article 5. Preliminary Review of Projects and Conduct of Initial Study:

15063. INITIAL STUDY

(a) Following preliminary review, the Lead Agency shall conduct an Initial Study to determine if the project may have a significant effect on the environment. If the Lead Agency can determine that an EIR will clearly be required for the project, an Initial Study is not required but may still be desirable.

> *(1) All phases of project planning, implementation, and operation must be considered in the Initial Study of the project.*

(2) To meet the requirements of this section, the lead agency may use an environmental assessment or a similar analysis prepared pursuant to the National Environmental Policy Act.

(3) An initial study may rely upon expert opinion supported by facts, technical studies or other substantial evidence to document its findings. However, an initial study is neither intended nor required to include the level of detail included in an EIR.

(b) Results.

(1) If the agency determines that there is substantial evidence that any aspect of the project, either individually or cumulatively, may cause a significant effect on the environment, regardless of whether the overall effect of the project is adverse or beneficial, the Lead Agency shall do one of the following:

(A) Prepare an EIR, or

(B) Use a previously prepared EIR which the Lead Agency determines would adequately analyze the project at hand, or

(C) Determine, pursuant to a program EIR, tiering, or another appropriate process, which of a project's effects were adequately examined by an earlier EIR or negative declaration. Another appropriate process may include, for example, a master EIR, a master environmental assessment, approval of housing and neighborhood commercial facilities in urban areas, approval of residential projects pursuant to a specific plans described in section 15182, approval of residential projects consistent with a community plan, general plan or zoning as described in section 15183, or an environmental document prepared under a State certified regulatory program. The lead agency shall then ascertain which effects, if any, should be analyzed in a later EIR or negative declaration.

(2) The Lead Agency shall prepare a Negative Declaration if there is no substantial evidence that the project or any of its aspects may cause a significant effect on the environment.

(c) Purposes. The purposes of an Initial Study are to:

(1) Provide the Lead Agency with information to use as the basis for deciding whether to prepare an EIR or a Negative Declaration.

(2) Enable an applicant or Lead Agency to modify a project, mitigating adverse impacts before an EIR is prepared, thereby enabling the project to qualify for a Negative Declaration.

(3) Assist in the preparation of an EIR, if one is required, by:

(A) Focusing the EIR on the effects determined to be significant,

(B) Identifying the effects determined not to be significant,

(C) Explaining the reasons for determining that potentially significant effects would not be significant, and

(D) Identifying whether a program EIR, tiering, or another appropriate process can be used for analysis of the project's environmental effects.

(4) Facilitate environmental assessment early in the design of a project;

(5) Provide documentation of the factual basis for the finding in a Negative Declaration that a project will not have a significant effect on the environment;

(6) Eliminate unnecessary EIRs;

(7) Determine whether a previously prepared EIR could be used with the project.

(d) Contents. An Initial Study shall contain in brief form:

(1) A description of the project including the location of the project;

(2) An identification of the environmental setting;

(3) An identification of environmental effects by use of a checklist, matrix, or other method, provided that entries on a checklist or other form are briefly explained to indicate that there is some evidence to support the entries. The brief explanation may be either through a narrative or a reference to another information source such as an attached map, photographs, or an earlier EIR or negative declaration. A reference to another document should include, where appropriate, a citation to the page or pages where the information is found.

(4) A discussion of the ways to mitigate the significant effects identified, if any;

(5) An examination of whether the project would be consistent with existing zoning, plans, and other applicable land use controls;

(6) The name of the person or persons who prepared or participated in the Initial Study.

Location

The Site is located in the Silver Lake-Echo Park-Elysian Valley Community Plan in the City of Los Angeles (the City), approximately ½ mile north of Downtown Los Angeles. See Figure 1, Regional and

Local Vicinity Map, for the location within the context of the City. See Figure 2, Aerial Map, for the Project Site and surrounding areas.

Regional and Local Access

Regional access to the Project Site is provided by the Harbor Freeway (I-110), located approximately 1,600 feet south of the Project Site and the Hollywood Freeway (US-101) located approximately 975 feet southwest of the Project Site. I-110 has entrances and exits on 3rd Street (Exit 23C and Entrance 23B) and Sunset Boulevard (Exit 24B). US-101 has entrances and exits on Grand Avenue/Temple Street (Exit 3A), Glendale Avenue (Exit 4A) and Alvarado Street (Entrance and Exit 4A). Two significant commercial corridors include Sunset Boulevard running east-west from the Harbor Freeway to Sunset Junction (intersection with Santa Monica Boulevard) and Glendale Boulevard running north-south from the I-5 Freeway to the Hollywood Freeway. Local access is provided by Sunset Boulevard, Bellevue Avenue/Marion Avenue, and Beaudry Avenue.

Public Transit

The Los Angeles County Metropolitan Transportation Authority (Metro) provides bus service to the Site. Sunset Boulevard carries one Metro Rapid line (704), which provides service to Santa Monica-Downtown Los Angeles, and two Metro Local Bus lines (2/302 and 4) which provides service to Westwood/UCLA, Florence-Pacific, and West LA-Sepulveda Boulevard. The Metro Red Line provides service to Downtown Los Angeles, Koreatown, Hollywood, and North Hollywood and has the Civic Center/Grand Park Station approximately 4,700 feet south, and Union Station approximately 1.0 mile south. The Metro Gold Line provides service to East Los Angeles, Little Tokyo, Chinatown, and Pasadena and has the Chinatown Station approximately 4,400 feet southeast.

Site Characteristics

The Project Site contains 18 parcels with a total Lot Area of 115,733.6 square feet (2.657 acres). The majority (107,169.80 square feet, or 2.46 acres) of the Site is zoned C2-1VL (Sunset portion) with a small portion (8,563.8 square feet, or 0.1966 acres) zoned [Q] R3-1VL (Everett portion).

Surrounding Uses

- North - Multi-family housing and commercial/retail uses on Sunset. These buildings are one and two stories. The area north of the Sunset portion is zoned C2-1VL and the area north of the Everett is zoned [Q]R3-1VL. The Site is also approximately 1,000 feet south of Elysian Park Avenue, which functions as the Sunset Gate for Dodger Stadium.

- South – Commercial/retail uses, auto repair, a church (LA Sa-Rang Community Church), and multi-family housing along Sunset. These buildings are one and two stories, while the church has multiple

buildings that are two and nine stories. The area is zoned C2-1VL on the west side of Sunset and C2-2D for the church on the east side.

- West – Commercial/retail uses (tattoo parlor, beauty salon, botanical shop, and clothing/upholstery) bar (El Chubasco), and multi-family housing along Sunset Boulevard. These buildings are two and three stories. The area is zoned C2-1VL.

- East – Multi-family housing and Everett Park along Everett Street. These buildings are one, two, and three stories. The housing is zoned [Q]R3-1VL and the park is zoned OS-1XL.

Existing Uses

The Project Site contains the following uses: Sunset Boulevard portion: 3,000 square feet of warehouse; two unit apartment building; two single-family homes (accessed from Everett Street); 4,800 square feet of building materials/lumber store (Do-It Center); and two stall car wash. Everett Street portion: one single-family home. All existing uses would be removed. The Site information is listed in Table 1, Project Site.

Table 1
Project Site

Address	APN	Zone	General Plan Land Use	Lot Area (sf)
Sunset Boulevard Portion				
None	5406-016-028	C2-1VL	General Commercial	2,537.3
1185, 1187 Sunset	5406-016-028			6,379.1
1193 Sunset, 917 Everett	5406-016-028			6,085.8
1195, 1197 Sunset	5406-016-003			3,929.1
1201, 1201 ½ Sunset	5406-016-006			5,042.9
1205, 1205 ½, 1207, 1207 ½ Sunset	5406-016-007			5,710.9
1211 Sunset	5406-016-010			6,380.7
1215 Sunset	5406-016-011			7,010.2
1221 Sunset	5406-016-013			7,655.4
1225 Sunset	5406-016-016			8,294.5
1229 Sunset	5406-016-016			8,937.6
1233 Sunset	5406-016-019			9,512.6
1239 Sunset	5406-016-019			9,693.7
1243, 1245 Sunset	5406-016-021			5,750.0
None	5406-016-023			4,250.0
1247, 1247 ½ Sunset	5406-016-023			10,000
Subtotal Sunset Boulevard Portion				***107,169.80***
Everett Street Portion				
959, 959 ½ Everett	5406-016-018	[Q]R3-1VL	Medium Residential	4,281.9
965, 965 ½ Everett	5406-016-018			4,281.9

Subtotal Everett Street Portion	***8,563.80***
Total Project Site	**115,733.6**
*Source: Zone Information & Map Access System (*ZIMAS): *http://zimas.lacity.org/. Table by CAJA Environmental Services, April 2014.*	

Proposed Project

The Project is composed of two separate developments: 1) A mixed use residential/retail development located primarily along Sunset Boulevard (containing buildings A & B) and at the corner of Sunset Boulevard and Everett Street and 2) A Small Lot Subdivision located entirely along Everett Street. The Sunset Boulevard portion is shown in Figure 3, Site Plan. The Everett Street Portion is shown in Figure 4, Site Plan.

Sunset & Everett Mixed Use Development: The project is composed of two separate buildings (A & B) containing a total of 204 residential units, 11,334 square feet of retail, a total of 294 parking spaces, and 232 bicycle parking spaces.

- Building A, located along Sunset Boulevard and totaling approximately 148,345 square feet, will provide 161 residential units and 3,078 square feet of retail space on the ground floor that will be divided into four tenant spaces.

- Building B, located at the corner of Sunset Boulevard and Everett Street and totaling approximately 49,513 square feet, will provide 43 residential units and 8,256 square feet of retail space that will be divided into six tenant spaces on the ground floor level.

Everett Small Lot Subdivision: The project will construct six single-family residences, with a combined square footage of 10,887 square feet, pursuant to the small lot subdivision ordinance and will provide a total of 12 parking spaces.

Discretionary Actions

The City is the Lead Agency for the Project. In order to construct the Project, the applicant is requesting approval of the following discretionary actions from the City and any additional actions as may be deemed necessary:

Sunset & Everett Mixed Use Development:

1. Pursuant to LAMC 17.15, a Vesting Tentative Tract Map comprised of a one-lot subdivision for a maximum of 204 residential condominium units and ten commercial condominiums. Although the project is proposed as an apartment project, the applicant desires a Tract Map for future flexibility to offer the residential units and commercial condominiums for sale.

2. Pursuant to LAMC 16.05.C.1(b), Site Plan Review for the development of 204 residential units.

3. Pursuant to LAMC Section 12.22.A.25(c)(1), a 25 percent Density Bonus with 7 percent reserved for Very Low Income Household units to permit the construction of a mixed-use development with 204 residential units, 11,334 square feet of ground floor commercial, utilizing Parking Option 1 and requesting one On-Menu Incentive and three Off-Menu Incentives (Waivers) that include:

   (a) Pursuant to LAMC 12.22.A.25.F(4), an On-Menu Incentive for a 25 percent FAR increase to permit 197,858 square feet of floor area (1.88 FAR) in lieu of 158,286 square feet of floor area (1.5 FAR) allowed in the C2-1VL zone;

   (b) Pursuant to LAMC 12.22.A.25.G(3), Off-Menu Incentives for:

      (1) a 15 foot height increase for a maximum height of 72 feet as measured from Grade (57 feet Base Height plus 15 feet) and 66 feet as measured from Plumb Height (45 feet and 21 feet) for Building A;

      (2) a 4 foot height increase for a maximum height of 61 feet as measured from Grade (57 feet Base Height plus 4 feet) and 59 as measured from Plumb Height (45 feet and 14 feet) for Building B; and

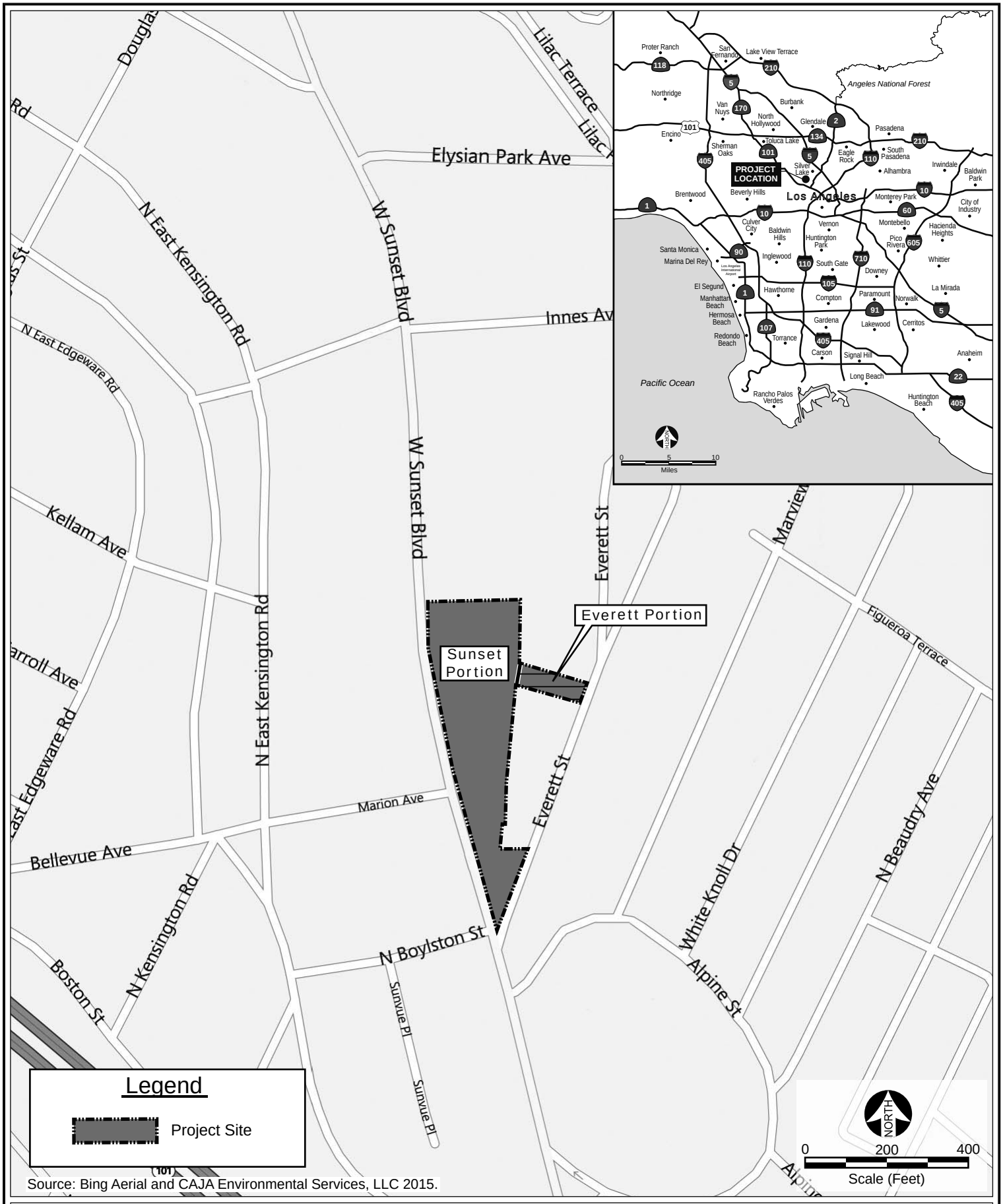
      (3) to permit a six-story mixed-use building in lieu of three stories for Building A and a five-story mixed-use building in lieu of three stories for Building B.

4. Haul route approval for the export of approximately 35,401 cubic yards of dirt.

Everett Small Lot Subdivision:

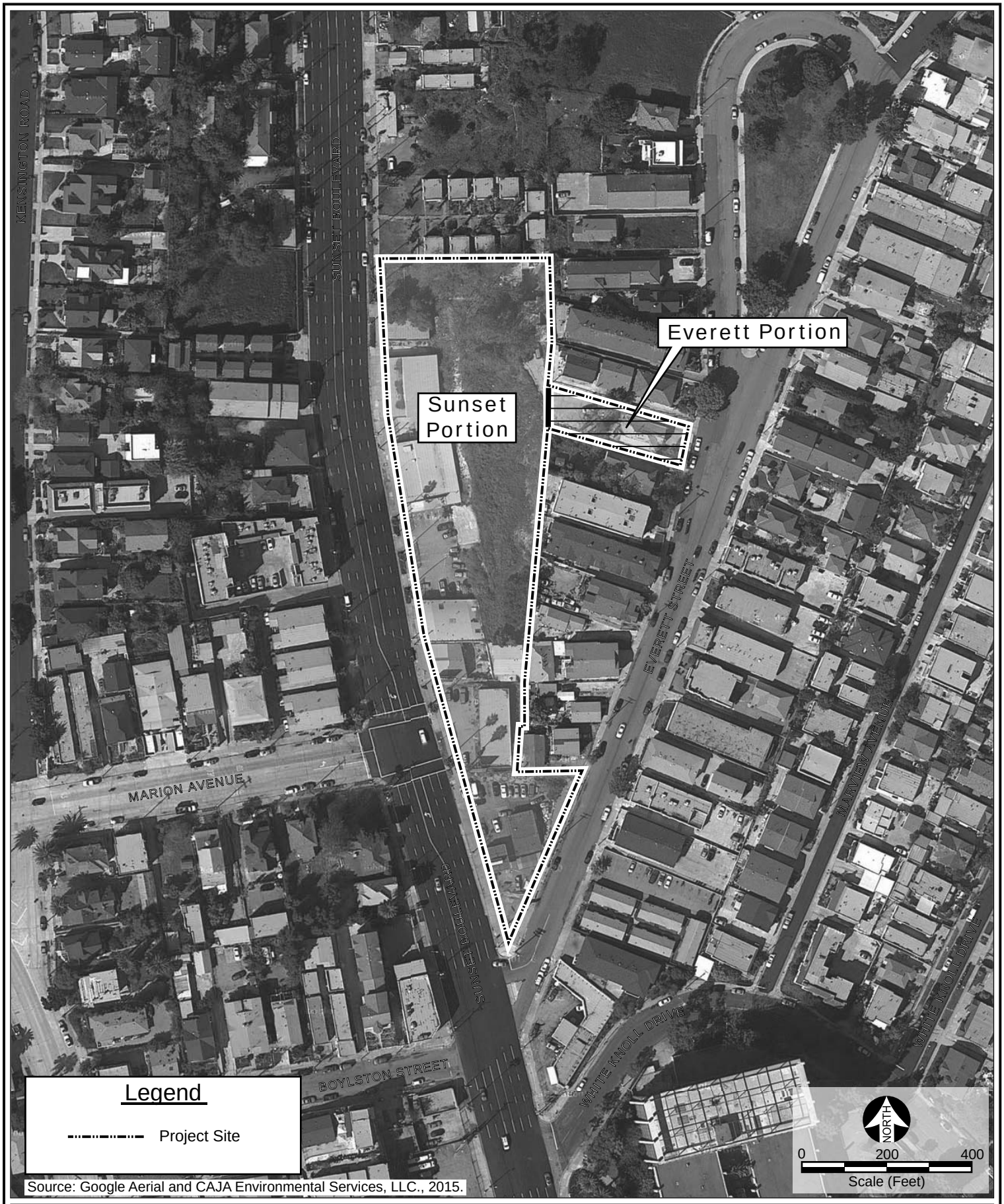
1. Pursuant to LAMC 17.15 a Vesting Tentative Tract Map for the development of a small lot subdivision comprised of six lots and six single-family residences.

Any additional actions, as may be deemed necessary including but not limited to, grading, excavation, haul route, and building permits.



CAJA Environmental Services, LLC

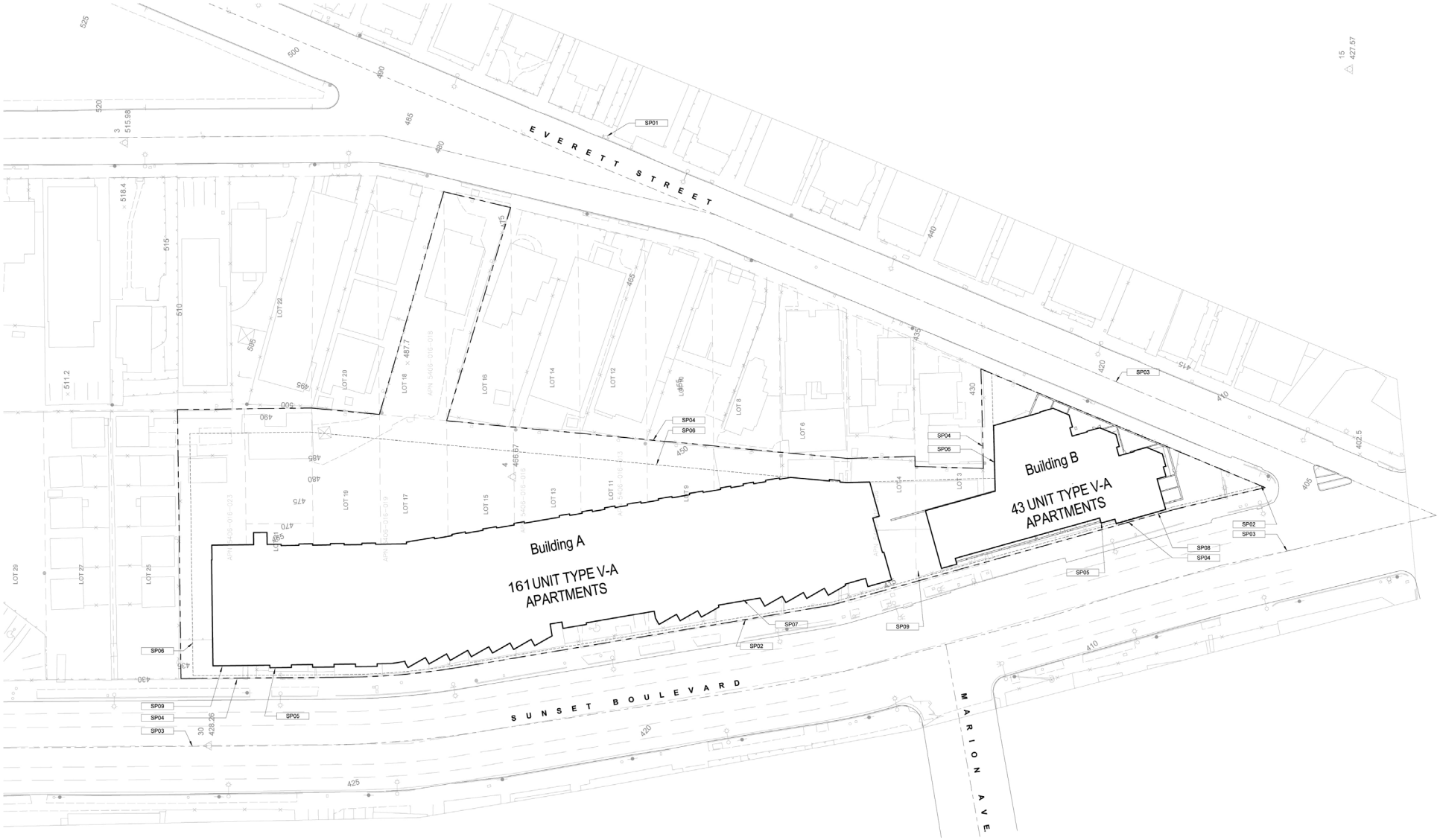
Figure 1
Regional Map



Source: Google Aerial and CAJA Environmental Services, LLC., 2015.

CAJA Environmental Services, LLC

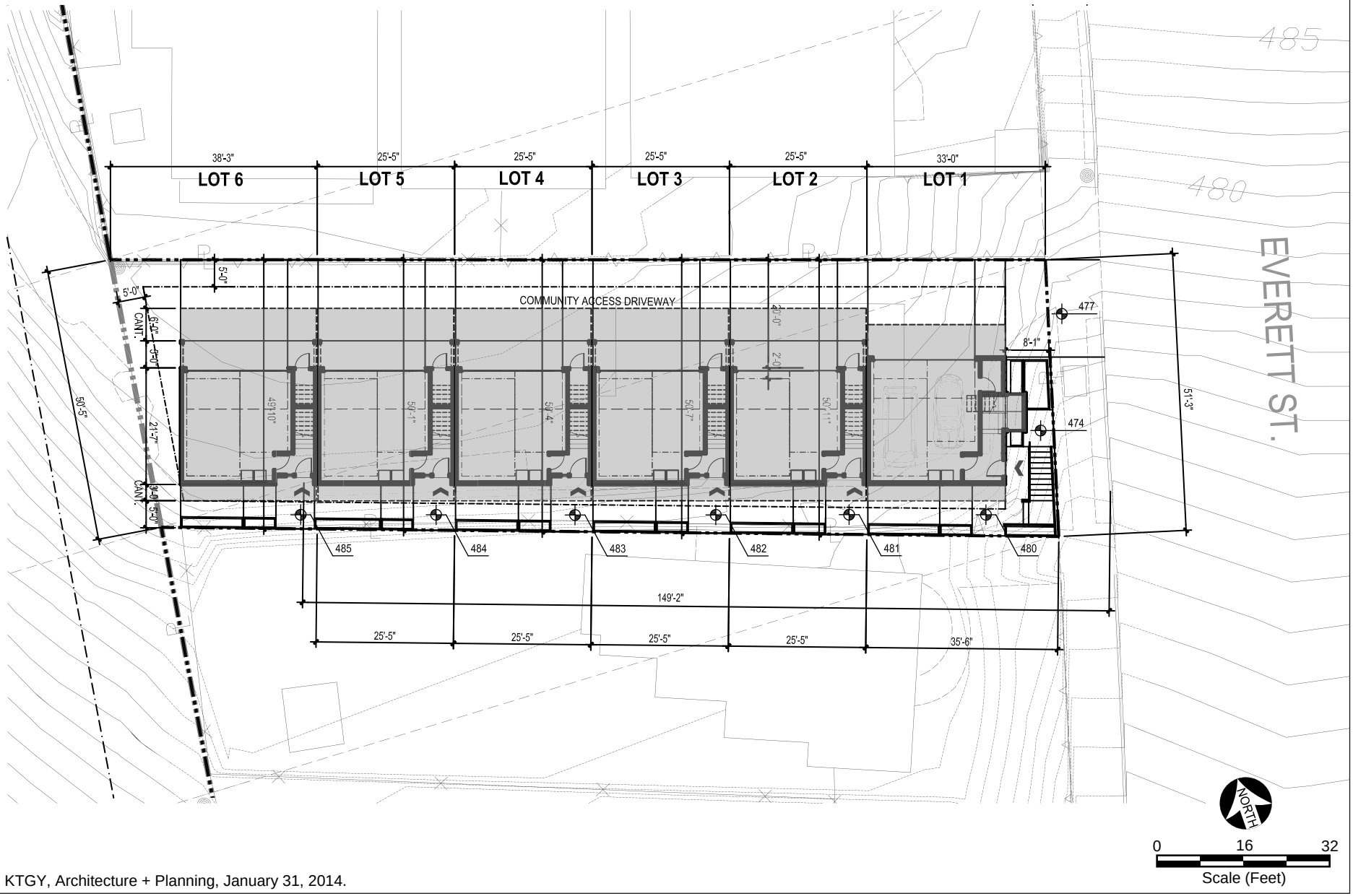
Figure 2
Aerial Map



Source: KTGY, Architecture + Planning, 2015.

CAJA Environmental Services, LLC

Figure 3
Sunset Portion Site Plan



Source: KTGY, Architecture + Planning, January 31, 2014.

CAJA Environmental Services, LLC

Figure 4
Everett Portion Site Plan

2. INITIAL STUDY CHECKLIST

LEAD CITY AGENCY	COUNCIL DISTRICT	DATE
Los Angeles City Planning Department	1, Gilbert Cedillo	June 2015

RESPONSIBLE AGENCIES

Southern California Air Quality Management District; Los Angeles Regional Water Quality Control Board

PROJECT TITLE/NO.	CASE NO. ENV-2013-3320-EIR
Sunset & Everett Mixed-Use Development Project and Everett Small Lot Subdivision	

PREVIOUS ACTIONS CASE NO.	❑ DOES have significant changes from previous actions.
CPC-2013-3319-DB-SPR, ENV-2013-3320-MND	☒ DOES NOT have significant changes from previous actions.

PROJECT DESCRIPTION:

See Section I (Project Description).

ENVIRONMENTAL SETTING:

See Section I (Project Description).

PROJECT LOCATION

1185, 1187, 1193, 1195, 1197, 1201, 1201 ½, 1205, 1205 ½, 1207, 1207 ½, 1211, 1215, 1221, 1225, 1229, 1233, 1239, 1243, 1245, 1247, 1247 ½ W. Sunset Boulevard and 917, 959, 959 ½, 965, 965 ½ N. Everett Street, Los Angeles, CA 90026

PLANNING DISTRICT	STATUS:
Silver Lake-Echo Park-Elysian Valley Community Plan Area	❑ PRELIMINARY ❑ PROPOSED ■ ADOPTED 08/11/2004

EXISTING ZONING	MAX. DENSITY ZONING	❑ DOES CONFORM TO PLAN
C2-1VL and [Q]R31-VL	1 unit/400 sf and 1 unit/800 sf	
PLANNED LAND USE & ZONE	**MAX. DENSITY PLAN**	■ DOES NOT CONFORM TO PLAN
General Commercial and Medium Residential	1 unit/400 sf and 1 unit/800 sf	
SURROUNDING LAND USES	**PROJECT DENSITY**	❑ NO DISTRICT PLAN
Residential and Commercial	204 multi-family units and 6 single family lots	

DETERMINATION (To be completed by Lead Agency)

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

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

Alejandro Huerta

Signature

Planning Assistant

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 a project 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 that 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 one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

■ Aesthetics	■ Greenhouse Gas Emissions	■ Population/Housing
☐ Agricultural and Forestry Resources	■ Hazards & Hazardous Materials	■ Public Services
■ Air Quality	■ Hydrology/Water Quality	■ Recreation
■ Biological Resources	■ Land Use/Planning	■ Transportation/Traffic
■ Cultural Resources	☐ Mineral Resources	■ Utilities/Service Systems
■ Geology/Soils	■ Noise	■ Mandatory Findings of Significance

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

BACKGROUND

PROPONENT NAME	**PHONE NUMBER**
Aragon (Sunset/Everett) Properties Corporation	310-213-6560

PROPONENT ADDRESS

1590 Rosecrans Avenue, Suite D303, Manhattan Beach, CA 90266
Contact: Fred Shaffer

AGENCY REQUIRING CHECKLIST	**DATE SUBMITTED**
City of Los Angeles Planning Department	June 2015

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

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
I.	**Aesthetics.** Would the project:				
a.	Have a substantial adverse effect on a scenic vista?	❑	❑	■	❑
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?	■	❑	❑	❑

Response a:

Less Than Significant Impact. A significant impact would occur if a proposed project introduces incompatible visual elements within a field of view containing a scenic vista or substantially blocks a scenic vista. As described in the City of Los Angeles CEQA Thresholds Guide, panoramic views or vistas provide visual access to a large geographic area, for which the field of view can be wide and extend into the distance. Panoramic views are usually associated with vantage points looking out over a section of urban or natural area, which provide a geographical orientation not commonly available. Examples of panoramic views might include an urban skyline, valley, mountain range, the ocean, or other water bodies. The Project Site is in an urbanized portion of Los Angeles with a vantage point toward downtown from the Everett portion. The Project would increase the building heights on the Site from existing uses, but due to the slope grade along the Site and the higher elevation of Everett Street, the proposed building would not block views toward downtown from public areas such as Everett Park. There are no other scenic vistas in the local area. Therefore, the Project will not substantially block scenic vistas, and impacts will be less than significant. Further evaluation of this issue in an EIR is not required.

Response b:

Less Than Significant Impact. A significant impact would occur only where scenic resources would be damaged or removed by the project. The Project Site does not contain trees with scenic significance or rock outcroppings and is not located within a state scenic highway. The Arroyo Seco Parkway is designated a Historic Parkway by the National Register of Historic Places. The Parkway's south end is located two blocks south of the Site (at the intersection of the 101 and 110 freeways) but would not be

affected by the Project. According to the City's Historic Places LA, there are no eligible individual resources, historic districts, Historic-Cultural Monuments (HCMs), or California and National Register properties at the Site.[1] There is no historic building located on-site.[2] The nearest resource is the Angelino Heights Historic District. The Angelino Heights Historic Preservation Overlay Zone (HPOZ) is generally between Sunset Boulevard and the 101 Freeway, along Kensington Road and Edgeware Road.[3] The Angelino Heights HPOZ is beyond Sunset Boulevard from the Site and does not have any frontage property on Sunset. Therefore, impacts to scenic resources will be less than significant. Further evaluation of this issue in an EIR is not required.

Response c:

Potentially Significant Impact. A significant impact may occur if a project degrades the visual character of the site or surrounding area. The Project would increase the building heights on the Site from existing uses and would introduce new architectural elements to the area and new uses (residential) along Sunset Boulevard. Therefore, the project will alter the existing visual character of the site and the surroundings. The change in the visual character of the site and the surroundings due to the development of the Project will be evaluated in the EIR.

Response d:

Potentially Significant Impact. A significant impact may occur if a project introduces new sources of light or glare on the Project Site which would be incompatible with the areas surrounding the Site or which pose a safety hazard, such as to motorists utilizing adjacent streets.

Artificial Light

An adverse impact would occur if the project created a substantial new source of artificial light that would adversely affect the surrounding area. Artificial light may be generated from individual (i.e., point) sources as well as from indirect sources of reflected light. Uses such as residences, hospitals, and hotels are considered light sensitive since they are typically occupied by persons who are subject to disturbance by bright light sources during evening hours. The Project Site is located in a well-lit urban portion of Los Angeles where there are high levels of ambient nighttime lighting including street lighting, architectural and security lighting, and indoor building illumination (light emanating from the interior of structures which passes through windows), all of which are common to densely populated areas. However, since this Project will introduce new sources of artificial light, it could adversely affect nighttime and daytime views in the area. Therefore, this issue will be analyzed further in an EIR.

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[1] *Los Angeles Historic Places LA: http://www.historicplacesla.org/map*

[2] *Page 28, Historic Resource Report, GPA Consulting, January 2014.*

[3] *Angelino Heights HPOZ: http://preservation.lacity.org/files/Angelino%20Heights%20Survey%20Map.pdf*

Glare

An adverse impact would occur if the project created a substantial new source of glare that would adversely affect day or nighttime views in the area. Glare is a common phenomenon in the southern California area due mainly to the occurrence of a high number of days per year with direct sunlight and the highly urbanized nature of the region, which results in a large concentration of potentially reflective surfaces. Potential reflective surfaces in the project vicinity include automobiles traveling and parked on streets in the vicinity of the project, exterior building windows, and surfaces of brightly painted buildings in the project vicinity. Excessive glare not only restricts visibility but increases the ambient heat reflectivity in a given area. Since the Project would result in the construction of new buildings, the potential exists for the glass or other shiny building materials to cause glare impacts at nearby residential uses. Therefore, this issue will be analyzed further in an EIR.

Shade/Shadow

The analysis of the proposed Project's potential shade/shadow impacts focuses on changes in shading conditions for those off-site uses and activities that are dependent on access to natural light. Off-site uses and activities that meet this criteria include routinely used outdoor spaces associated with residential, recreational, or institutional uses (pre-schools, schools, nursing homes); or commercial uses such as pedestrian-oriented outdoor spaces or restaurants with outdoor eating areas; and existing solar collectors. The height threshold[4] for evaluation of shadows is 60 feet in height above the ground elevation. The Project would include buildings with 66 feet plumb height and 59 feet plumb height. Therefore, this issue will be analyzed further in an EIR.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
II. Agricultural 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 Range and Assessment Project and Forest Legacy				

[4] *L.A. CEQA Thresholds Guide, 2006.*

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	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 the existing zoning for agricultural use, or a Williamson Act Contract?	❑	❑	❑	■
c.	Conflict with existing zoning for, or cause rezoning of, forest land (as defined by Public Resources Code section 122220(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?	❑	❑	❑	■

Responses a-e:

No Impact. A significant impact may occur if a project were to result in the conversion of state-designated agricultural land from agricultural use to another non-agricultural use, the conversion of land zoned for agricultural use or under a Williamson Act contract from agricultural use to another non-agricultural use, results in the rezoning of forest land or timberland, or involves other changes in the existing environment which, could result in conversion of Farmland to non-agricultural use. The majority of the Site is zoned C2-1VL with a small portion (8,563.8 square feet) zoned [Q] R3-1VL. The Site is designated Urban and Built-up Land and is not included in the Prime Farmland, Unique Farmland, or Farmland of Statewide Importance category.[5] The Project will not result in the conversion of land under a Williamson Act Contract from agricultural use to non-agricultural use. Neither the Project Site nor

[5] *State of California Department of Conservation, Farmland Mapping and Monitoring Program, Los Angeles County Important Farmland 2010, Map, website: ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2010/los10.pdf, April 20, 2015.*

surrounding parcels are zoned for forest land or timberland. Therefore, no impact would occur. Further evaluation of this issue in an EIR is not required.

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
III.	**Air Quality.** The significance criteria established by the South Coast Air Quality Management District (SCAQMD) may be relied upon to make the following determinations. Would the project result in:				
a.	Conflict with or obstruct implementation of the SCAQMD or Congestion Management Plan?	■	❑	❑	❑
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 air basin is non-attainment (ozone, PM 2.5, & PM 10) under an applicable federal or state ambient air quality standard?	■	❑	❑	❑
d.	Expose sensitive receptors to substantial pollutant concentrations?	■	❑	❑	❑
e.	Create objectionable odors affecting a substantial number of people?	❑	❑	■	❑

Response a:

Potentially Significant Impact. A significant impact may occur if a project is not consistent with the applicable Air Quality Management Plan (AQMP) or would in some way represent a substantial hindrance to employing the policies or obtaining the goals of that plan. The Project Site is located within the 6,600 square mile South Coast Air Basin (Basin). The South Coast Air Quality Management District (SCAQMD) is required, pursuant to the Clean Air Act, to reduce emissions of criteria pollutants for which the Basin is in non-attainment (i.e., ozone [1-hour and 8-hour standards], PM_{10}, and $PM_{2.5}$). As such, the Project would be subject to the SCAQMD's AQMP. The AQMP contains a comprehensive list of pollution control strategies directed at reducing emissions and achieving ambient air quality standards. These strategies are developed, in part, based on regional population, housing, and employment projections prepared by the Southern California Association of Governments (SCAG). SCAG is the regional planning agency for Los Angeles, Orange, Ventura, Riverside, San Bernardino and Imperial Counties, and addresses regional issues relating to transportation, the economy, community development

and the environment.[6] With regard to air quality planning, SCAG has prepared the Regional Comprehensive Plan and Guide (RCPG), which includes Growth Management and Regional Mobility chapters that form the basis for the land use and transportation control portions of the AQMP, and are utilized in the preparation of the air quality forecasts and consistency analysis included in the AQMP. Both the RCPG and AQMP are based, in part, on projections originating with the City's General Plan. A significant impact may occur if the Project is inconsistent with the growth assumptions upon which the AQMP was based. The Project is consistent with the General Plan and not seeking an amendment or zone change. The air quality emissions will be calculated as part of the EIR and compared to the AQMP. Therefore, this issue will be analyzed further in an EIR.

Response b:

Potentially Significant Impact. A project would result in a significant air quality impact if project-related emissions exceed federal, State or regional standards or thresholds, or if project-related emissions would substantially contribute to an existing or projected air quality violation. Construction and operation of the Project has the potential to generate emissions which could exceed federal, State, or regional standards or thresholds or contribute substantially to an existing or projected air quality violation. Therefore, this issue will be analyzed further in an EIR.

Response c:

Potentially Significant Impact. A significant impact would occur if the proposed project would result in a cumulatively considerable net increase in a federal or State non-attainment pollutant. Because the Basin is currently in non-attainment for ozone (1-hour and 8-hour standards), PM_{10}, and $PM_{2.5}$, cumulative development could violate an air quality standard or contribute to an existing or projected air quality violation. With regard to determining the significance of the Project's contribution to regional emissions, the SCAQMD recommends that a project's potential contribution to cumulative impacts should be assessed utilizing the same significance criteria as those for project specific impacts. Therefore, according to the SCAQMD, an individual project that generates construction or operational emissions that exceed the SCAQMD recommended daily thresholds for project-specific impacts would also cause a cumulatively considerable increase in emissions for those pollutants for which the Basin is in non-attainment. The Project has the potential (through construction and operation emissions) to add a cumulatively considerable contribution to a federal or State non-attainment pollutant or o-zone precursors. Therefore, this issue will be analyzed further in an EIR.

Response d:

Potentially Significant Impact. A significant impact may occur if a project were to generate pollutant concentrations to a degree that would significantly affect sensitive receptors. Land uses that are

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[6] *SCAG is the federally designated metropolitan planning organization (MPO) for Southern California region.*

considered more sensitive to air pollution than others include hospitals, schools, residences, playgrounds, childcare centers, athletic facilities, and retirement homes.[7] Sensitive receptors in the Project vicinity include residential areas to the north, south, and east; and a public park to the northeast on Everett Street. The Project could expose these sensitive receptors to substantial pollutant concentrations. Therefore, this issue will be analyzed further in an EIR.

Response e:

Less Than Significant Impact. A significant impact would only occur if the project would generate substantial odors. The SCAQMD's *CEQA Air Quality Handbook* identifies those land uses that are associated with odor complaints, which typically include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. The project does not include any of the uses identified by the SCAQMD as being associated with odors. While the project does include restaurant uses, compliance with industry standard odor control practices, SCAQMD Rule 402 (Nuisance), and SCAQMD Best Available Control Technology Guidelines would limit potential objectionable odor impacts during the project's long-term operations phase to a less than significant level. During construction activities the use of architectural coatings and solvents as well as asphalt paving would emit odors. However, SCAQMD Rules 1108 and 1113 limit the amount of volatile organic compounds from cutback asphalt and architectural coatings and solvents, respectively. Via mandatory compliance with SCAQMD Rules, no construction activities or materials are proposed which would create a significant level of objectionable odors and would limit potential objectionable odor impacts during the project's short-term construction phase to a less than significant level. The Project would not create objectionable odors affecting a substantial number of people during construction or long-term operation because it does not include uses associated with common odor complaints. Therefore, a less than significant impact would occur. Further evaluation of this issue in an EIR is not required.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. 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	❑	❑	■	❑

[7] *South Coast Air Quality Management District, CEQA Air Quality Handbook, Figure 5-1, April 1993.*

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	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 (e.g., oak trees or California walnut woodlands)?	■	❑	❑	❑
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?	❑	❑	❑	■

Response a:

Potentially Significant Impact. A significant impact would occur if a project would remove or modify habitat for any species identified or designated as a candidate, sensitive, or special status species in local or regional plans, policies, or regulation, or by the State or federal regulatory agencies cited above. The Project Site is located in an urbanized area of Los Angeles and is currently developed with buildings, paving, and minimal landscaping. The Site also contains a large area of undeveloped hillside on the eastern side of the Site between Sunset and Everett. The Project will result in the removal of vegetation and disturbances to the ground and therefore may result in take of nesting native bird species. Therefore, this issue will be analyzed further in an EIR.

Response b:

Less than Significant. A significant impact would occur if riparian habitat or any other sensitive natural community identified locally, regionally, or by the State and federal regulatory agencies cited would be adversely modified by a project. There are no riparian areas located on or adjacent to the Project Site.[8] In addition, since the area is urbanized there are not other natural communities. Therefore, there would be a less than significant impact. Further evaluation of this issue in an EIR is not required.

Response c:

No Impact. A significant impact would occur if federally protected wetlands, as defined by Section 404 of the Clean Water Act, would be modified or removed by a project. Review of the National Wetlands Inventory identified no wetlands or water features on the Project Site.[9] The nearest wetland (classified as freshwater pond) is Echo Lake located in Echo Park, approximately 3,200 feet west of the Project Site. This wetland is completely surrounded by urban uses, including light industrial uses. The intervening buildings and distance to the Site ensure that the Project would have no impact on the nearby wetland. Further evaluation of this issue in an EIR is not required.

Response d:

No Impact. A significant impact would occur if a project would interfere or remove access to a migratory wildlife corridor or impede the use of native wildlife nursery sites. Wildlife corridors are land segments that connect two or more large habitat areas and provide a habitat for movement of animals between those areas. The Project Site is developed with buildings, paving, and minimal landscaping The Site is located within an urban area that is highly disturbed. Due to the existing urban development on the Site and in the adjacent surroundings, the Project Site does not function as a wildlife corridor. Additionally, no native wildlife nurseries are located in the project area. Therefore, no impact would occur. Further evaluation of this issue in an EIR is not required.

Response e:

Potentially Significant Impact. A significant adverse impact would occur if a project were inconsistent with local regulations pertaining to biological resources. Local ordinances protecting biological resources are limited to the City of Los Angeles Protected Tree Ordinance, as modified by Ordinance 177404. The amended Protected Tree Ordinance provides guidelines for the preservation of all Oak trees indigenous to California (excluding the Scrub Oak or *Quercus dumosa*) as well as the following tree species: Southern California Black Walnut (*Juglans californica var. californica*); Western Sycamore (*Platanus racemosa*);

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[8] *NavigateLA, Water, Lakes, and Streams layer: http://navigatela.lacity.org/index01.cfm*

[9] *U.S. Fish & Wildlife Service, National Wetlands Inventory: http://www.fws.gov/wetlands/data/mapper.HTML*

and California Bay (*Umbellularia californica*).[10] The Project would remove trees on the Site. There is the potential for Oak trees to be on the Site. Therefore, there is a potential impact, which will be analyzed in the EIR.

Response f:

No Impact. A significant impact would occur if a project would be inconsistent with policies in any draft or adopted conservation plan. The Project Site is located in an urbanized area of Los Angeles and is currently developed with buildings, paving, and minimal landscaping. The Site is not located in or adjacent to an existing or proposed Significant Ecological Area (SEA).[11] The area on the north side of Dodger Stadium (in Elysian Park) is designated an SEA. However this SEA is located several blocks from the Site and is partially separated by the Dodger Stadium parking lot. Additionally, there is no adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan that applies to the Project Site.[12] Therefore, no impact would occur. Further evaluation of this issue in an EIR is not required.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
V. Cultural Resources: Would the project:				
a. Cause a substantial adverse change in significance of a historical resource as defined in State CEQA Section 15064.5?	❑	❑	■	❑
b. Cause a substantial adverse change in significance of an archaeological resource pursuant to State CEQA Section 15064.5?	■	❑	❑	❑
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	■	❑	❑	❑
d. Disturb any human remains, including those interred outside of formal cemeteries?	■	❑	❑	❑

[10] *City of Los Angeles, Ordinance 177404, approved March 13, 2006 and effective April 23, 2006.*

[11] *Significant Ecological Areas, http://navigatela.lacity.org/NavigateLA/*

[12] *Los Angeles City Conservation Element: http://planning.lacity.org/cwd/gnlpln/ConsvElt.pdf and Los Angeles County SEA Program: http://planning.lacounty.gov/sea*

Response a:

Less Than Significant Impact. Section 15064.5 of the State CEQA Guidelines defines an historical resources 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 an 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 the proposed project were to adversely affect a historical resource meeting one of the above definitions.

While certain buildings on the Project Site may be older than 50 years, they do not possess significance at the local, state, or national level, under one or more of the following four criteria for the National or California Registers. No designated or surveyed historical landmarks, monuments, or resources exist on the Project Site. The Project Site is not within a City HPOZ, and no historical resource district exists to which any of existing buildings on-site contribute.[13] The nearest HPOZ is Angelino Heights, generally between Sunset Boulevard and the 101 Freeway, along Kensington Road and Edgeware Road.[14] The Angelino Heights HPOZ is beyond Sunset Boulevard from the Site, but does not have any frontage property on Sunset. The Project is not subject to the Secretary of the Interior's Standards #1-8, which govern rehabilitation of existing historic structures. The Project is not rehabilitating or affecting any of historic structures with respect to Standards #1-8. The Project is not subject to the Secretary of the Interior's Standards #9-10 which govern related new construction. Therefore, a less than significant impact would occur. Further evaluation of this issue in an EIR is not required.

Response b:

Potentially Significant Impact. Section 15064.5 of the State CEQA Guidelines defines significant archaeological resources as resources which met the criteria for historical resources, as discussed above, or resources which constitute unique archaeological resources. A project-related significant adverse effect could occur if the Project was to affect archaeological resources which fall under either of these categories. The excavation for subterranean parking has the potential to affect unknown archaeological resources. Therefore, project impacts with respect to archaeological resources are potentially significant and will be analyzed further in an EIR.

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[13] *Historic Places LA: http://www.historicplacesla.org/*

[14] *Angelino Heights HPOZ: http://preservation.lacity.org/files/Angelino%20Heights%20Survey%20Map.pdf*

Response c:

Potentially Significant Impact. A project-related significant adverse effect could occur if grading or excavation activities associated with the proposed project would disturb paleontological resources or geologic features which presently exist within the Project Site. The excavation for subterranean parking has the potential to affect unknown paleontological resources. Project impacts with respect to paleontological resources are potentially significant and will be analyzed further in an EIR.

Response d:

Potentially Significant Impact. A project-related significant adverse effect could occur if grading or excavation activities associated with the proposed project would disturb previously interred human remains. The Project Site is located in a heavily urbanized area, and developed with office, light industrial uses, radio towers, and surface parking. During the construction phase and excavation for subterranean parking, there is a possibility that human remains could be encountered. Project impacts with respect to human remains are therefore potentially significant and will be analyzed further in an EIR.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. Geology and Soils. Would the project:				
a. Exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	❑	❑	■	❑
ii. Strong seismic ground shaking?	❑	❑	■	❑
iii. Seismic-related ground failure, including liquefaction?	❑	❑	❑	■
iv. Landslides?	■	❑	❑	❑
b. Result in substantial soil erosion or the loss of topsoil?	❑	❑	■	❑
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potential result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	■	❑	❑	❑
d. Be located on expansive soil, as defined in Table 18-1-B of	■	❑	❑	❑

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	❑	❑	❑	■

Response a.i:

Less Than Significant Impact. Fault rupture is defined as the surface displacement that occurs along the surface of a fault during an earthquake. Based on criteria established by the California Geological Survey (CGS), faults can be classified as active, potentially active, or inactive. Active faults may be designated as Earthquake Fault Zones under the Alquist-Priolo Earthquake Fault Zoning Act, which includes standards regulating development adjacent to active faults. In addition, the City of Los Angeles designates Fault Rupture Study Zones on each side of active and potentially active faults to establish areas of hazard potential.

The Site is not located within an Alquist-Priolo Earthquake Fault Zone. Based on these considerations, the potential for surface ground rupture at the Site is considered low.[15] In addition, according to the City of Los Angeles ZIMAS mapping system, the Project Site is approximately 0.35 kilometer (0.22 mile) from the nearest fault (Upper Elysian Park).[16] The Project would comply with the CGS *Special Publications 117, Guidelines for Evaluating and Mitigating Seismic Hazards in California* (1997), which provides guidance for evaluation and mitigation of earthquake-related hazards, and with seismic safety requirements in the UBC and the LAMC. Therefore, a less than significant impact would occur. Further evaluation of this issue in an EIR is not required

Response a.ii:

Less Than Significant Impact. A significant impact may occur if a project represents an increased risk to public safety or destruction of property by exposing people, property or infrastructure to seismically induced ground shaking hazards that are greater than the average risk associated with locations in the Southern California region. Southern California is an active seismic region (UBC Seismic Zone IV). Although the Project Site is not within an Alquist-Priolo Zone, as with all properties in the seismically active Southern California region, the Site is susceptible to ground shaking during a seismic event. The

[15] *Geological Engineering Investigation, April 9, 2013, pages 10-11.*

[16] *City of Los Angeles Department of City Planning, Zoning Information and Map Access System, search for 1185 Sunset and 959 Everett, website: http://zimas.lacity.org/.*

Project would conform to all applicable provisions of the City Building Code and the UBC with respect to new construction. Adherence to current building codes and engineering practices would ensure that the Project would not expose people, property or infrastructure to seismically induced ground shaking hazards that are greater than the average risk associated with locations in the Southern California region. Therefore, a less than significant impact would occur. Further evaluation of this issue in an EIR is not required.

Response a.iii:

No Impact. Liquefaction is a form of earthquake-induced ground failure that occurs primarily in relatively shallow, loose, granular, water-saturated soils. Liquefaction can occur when these types of soils lose their inherent shear strength due to excess water pressure that builds up during repeated movement from seismic activity. Low groundwater table and the presence of loose to medium dense sand and silty sand are factors that could contribute to the potential for liquefaction. The Seismic Hazards Map of the Los Angeles 7.5 Quadrangle from the State of California does not classify the Site as part of the potentially "Liquefiable" area. This determination is based on groundwater depth records, soil type, and distance to a fault capable of producing a substantial earthquake. The proposed structure will be supported on siltstone and sandstone bedrock. This rock does not liquefy due to its moderately hard consistency.[17] In addition, according to the City of Los Angeles ZIMAS mapping system[18] and the Safety Element of the City of Los Angeles[19], the Project Site is not classified within an area susceptible to liquefaction. Furthermore, the Project would comply with the CGS *Special Publications 117, Guidelines for Evaluating and Mitigating Seismic Hazards in California* (1997), which provides guidance for evaluation and mitigation of earthquake-related hazards including liquefaction. Therefore, no impacts with respect to liquefaction will occur. Further evaluation of this issue in an EIR is not required.

Response a.iv:

Potentially Significant Impact. A significant adverse effect may occur if a project is located in a hillside area with soil conditions that would suggest high potential for sliding. Landslides can occur on slopes under normal gravitational forces and during earthquakes when strong ground motion can cause failure. Landslides tend to occur in loosely consolidated, wet soil, and/or rock on unstable sloping terrain. Shallow seated slope raveling was noted in the face of the slope cuts made to the north and east sides of the existing structures. Indications such as cracks at the top of the cut, and talus at the toe of the slope were observed.[20] Therefore, Project impacts with respect to landslides are potentially significant and will be analyzed further in an EIR.

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[17] *Geological Engineering Investigation, April 9, 2013, page 11.*

[18] *City of Los Angeles Department of City Planning, Zoning Information and Map Access System, search for 1185 Sunset and 959 Everett, website: http://zimas.lacity.org/.*

[19] *Los Angeles Safety Element, Exhibit B, Areas Susceptible to Liquefaction in the City of Los Angeles: http://cityplanning.lacity.org/cwd/gnlpln/saftyelt.pdf, April 20, 2015.*

[20] *Geological Engineering Investigation, April 9, 2013, pages 12-13.*

Response b:

Less Than Significant Impact. A significant impact may occur if a project exposes large areas to the erosional effects of wind or water for a protracted period of time. The Project Site is located in an urbanized portion of Los Angeles and was previously developed with office, light industrial uses, radio towers, and surface parking. Any topsoil that may exist on the Site was previously blended with other on-site soils during previous site preparation/grading activities. As such, development of the Project would not result in substantial loss of topsoil. Construction activities such as grading and excavation could create a potential for soil erosion. During construction, the Project will be required to prevent the transport of sediments from the site by stormwater runoff and winds through the use of appropriate Best Management Practices (BMPs) and regulatory compliance measures for the City's Low Impact Development ordinance. These BMPs will be detailed in a Stormwater Pollution Prevention Plan (SWPPP), which is required to be acceptable to the City Engineer and in compliance with the latest National Pollutant Discharge Elimination System (NPDES) Stormwater Regulations. The Project Site is within a Hillside Area.[21] Project construction would require the removal of existing pavement and grading earth and excavation. Conformance with City Building Code Sections 91.7000 through 91.7016, which include construction requirements for grading, excavation, and use of fill, would reduce the potential for wind or waterborne erosion. In addition, the Los Angeles Building Code requires an erosion control plan to be reviewed by the Department of Building and Safety prior to construction if grading exceeds 200 cubic yards and occurs during the rainy season (between November 1 and April 15). The Site would be paved and covered during operation, preventing operational erosion. Therefore, a less than significant impact would occur. Further evaluation of this issue in an EIR is not required.

Response c:

Potentially Significant Impact. A significant impact may occur if a project is built in an unstable area without proper site preparation or design features to provide adequate foundations for project buildings, thus posing a hazard to life and property. Topographic relief across the Site is as much as 95 feet. Prior to development, the Site was a westerly descending slope, inclined at a 4 to 1 gradient that was as much as 70 feet high. In the 1920s or 1930s, the toe of the slope was cut to provide room for several one-story, at-grade structures. This work resulted in cuts up to 45 feet high and inclined at a 1 to 1 gradient. Due to the descent of the ridge on the east side of the Site, the overall slope and the cut reduce the height to nearly zero at the south end of the Site. No indications of seeps, springs, or slope instability, such as tension crack in the exposed soils, distorted buildings, or surficial and deep seated failure were noted. However, on the north side of the Site, where the slope was cut and resulted in daylighted bedding conditions, raveling and sloughing was observed. Therefore, there is a potentially significant impact and this issue will be analyzed further in an EIR.

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[21] *City of Los Angeles Department of City Planning, Zoning Information and Map Access System, search for 1185 Sunset and 959 Everett, website: http://zimas.lacity.org/.*

Response d:

Potentially Significant Impact. A significant impact may occur if a project is built on expansive soils without proper site preparation or design features to provide adequate foundations for project buildings, which poses a hazard to life and property. Expansive soils are clay-based soils that tend to expand (increase in volume) as they absorb water and shrink as water is drawn away. If soils below the development consist of expansive clays within a zone where the water content can fluctuate, foundation movement and/or damage can occur. As construction of the Project occurs, there is the potential for expansive soils underneath the Site. Therefore, this issue will be analyzed further in an EIR.

Response e:

No Impact. A significant impact may occur if a project is located in an area not served by an existing sewer system. The Project Site is located in a developed area of the City of Los Angeles, which is served by a wastewater collection, conveyance and treatment system operated by the City. No septic tanks or alternative disposal systems are necessary, nor are they proposed. Therefore, no impact would occur. Further evaluation of this issue in an EIR is not required.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. Greenhouse Gas Emissions. Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact upon the environment?	■	❑	❑	❑
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	■	❑	❑	❑

Responses a and b:

Potentially Significant Impact. Construction and operation of the Project has the potential to generate greenhouse gas emissions, either directly or indirectly, which may have a significant impact on the environment. The Project is a change in land use intensity at the Site and may conflict with greenhouse gas plans to reduce emissions from business as usual scenarios, resulting in a potentially significant impact. The Project will need to be fully evaluated for consistency with all applicable plans, policies, and regulations for the purpose of reducing the emissions of greenhouse gases. Therefore, the Project's generation of greenhouse gas emissions and consistency with plans will be analyzed in the EIR.

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII.	**Hazards and Hazardous Materials.** Would the project:				
a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials	■	❑	❑	❑
b.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	■	❑	❑	❑
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 the people residing or working in the 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?	❑	❑	❑	■

Response a:

Potentially Significant Impact. A significant impact may occur if a project involves use or disposal of hazardous materials as part of its routine operations and would have the potential to generate toxic or

otherwise hazardous emissions that could adversely affect sensitive receptors. The construction activities are anticipated to use typical, although potentially hazardous, construction materials, including vehicle fuels, paints, mastics, solvents, and other acidic and alkaline solutions that would require special handling, transport, and disposal. During operation, residential and retail/restaurant uses would store and use maintenance products, such as cleaning materials. Since the Project would require the transport, use, and disposal of hazardous materials (both during construction and operation), the potential for an impact exists. Therefore, this issue will be analyzed further in an EIR.

Response b:

Potentially Significant Impact. A significant impact may occur if a project could potentially pose a hazard to nearby sensitive receptors by releasing hazardous materials into the environment through accident or upset conditions. As the buildings occupying the Project Site were constructed prior to 1970, they likely contain asbestos-containing-materials (ACMs) as well as lead-based-paint (LBP). Overhead electrical transmission may contain polychlorinated biphenyls (PCBs). The Project Site is located in a Methane Zone.[22] According to the Phase I, in 1927, the southern portion of the Project Site associated with the addresses 1181 (historical address) and 1185 West Sunset Boulevard, was developed with a gas station. There was also evidence of waste oil drums, auto wash clarifiers, and hydraulic hoists at the Site. Therefore, there is a potentially significant impact as construction activities may have the potential to expose construction workers and sensitive receptors in the project area to hazards associated with accidental exposure to ACMs, LBP, PCBs, methane, and/or petroleum products. This issue will be analyzed further in an EIR.

Response c:

Potentially Significant Impact. A significant adverse effect may occur if a Project Site is located within one-quarter mile of an existing or proposed school site and releases toxic emissions which pose a health hazard beyond regulatory thresholds. The nearest school is a private school: New Covenant Academy[23] (LA Sa-Rang or Holy Hill Community Church), 1111 W. Sunset Boulevard, approximately 1 block south. Portions of the Project would be operational during school hours, when hazardous materials for routine cleaning and maintenance could be used. Since the Project would require the transport, use, and disposal of hazardous materials, the potential for an impact exists. Therefore, further analysis of this issue in an EIR is required.

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[22] *City of Los Angeles Department of City Planning, Zoning Information and Map Access System, search for 1185 Sunset and 959 Everett, website: http://zimas.lacity.org/.*

[23] *California Schools Guide: http://schools.latimes.com/school/los-angeles/new-covenant-academy/*

Response d:

No Impact. California Government Code Section 65962.5 requires various State agencies to compile lists of hazardous waste disposal facilities, unauthorized releases from underground storage tanks, contaminated drinking water wells and solid waste facilities where there is known migration of hazardous waste and submit such information to the Secretary for Environmental Protection on at least an annual basis. A significant impact may occur if a Project Site is included on any of the above lists and poses an environmental hazard to surrounding sensitive uses. In meeting the provisions in Government Code Section 65962.5, commonly referred to as the "Cortese List," database resources that provide information regarding identified facilities or sites include EnviroStor, GeoTracker, and other lists compiled by the California Environmental Protection Agency. According to EnviroStor, there are no cleanup sites, permitted sites, LUFT (leaking underground fuel tanks) or SLICS (Spills, Leaks, Investigation, and Cleanup) on the Project Site. [24] The adjacent Seng's Auto Repair was a LUST Cleanup Site that was completed and case closed on June 25, 1998.[25] According to GeoTracker, there are no LUST sites, other cleanup sites, land disposal sites, military sites WDR sites, permitted UST facilities, monitoring wells, or California Department of Toxic Substance Control cleanup sites or hazardous materials permits on the Project Site. [26] Therefore, the Project is not on a site included on a list of hazardous materials and there is no impact. This issue need not be analyzed further in an EIR.

Responses e and f:

No Impact. A significant impact may occur if a project is located within two miles of a public airport, and subject to a safety hazard or within the vicinity of a private airstrip and result in a safety hazard for the people residing or working in the area. The Project is not within an airport hazard area.[27] The Project Site is not located within two miles of a public airport or private airstrip. The nearest airports are Los Angeles International Airport (LAX) located 11 miles southwest, Santa Monica Airport located 11.5 miles west, Bob Hope-Burbank Airport located 10.5 miles northwest. Therefore, no impact would occur. Further evaluation of this issue in an EIR is not required.

Response g:

Potentially Significant Impact. A significant impact may occur if a project were to interfere with roadway operations used in conjunction with an emergency response plan or emergency evacuation plan

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[24] *California Department of Toxic Substance Control, EnviroStor, website: http://www.envirostor.dtsc.ca.gov/public/, accessed October 11, 2013.*

[25] *Geotracker Case for Seng's Auto Repair: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700524*

[26] *California Department of Toxic Substance Control, EnviroStor, website: http://www.envirostor.dtsc.ca.gov/public/, accessed October 11, 2013.*

[27] *City of Los Angeles Department of City Planning, Zoning Information and Map Access System, search for 1185 Sunset and 959 Everett, website: http://zimas.lacity.org/.*

or would generate traffic congestion that would interfere with the execution of such a plan. The construction activities (including staging areas), the increased Project trips, and the hillside area have the potential to impede public access or travel upon public rights-of-way as well as interfere with any adopted emergency response or evacuation plan. Therefore, this issue will be analyzed further in an EIR.

Response h:

No Impact. A significant impact may occur if a project is located in proximity to wildland areas and poses a potential fire hazard, which could affect persons or structures in the area in the event of a fire. The Project Site is not located in a Very High Fire Hazard Severity Zone,[28] nor does the Site contain any wildlands fire hazard terrain.[29] Therefore, no impact would occur. Further evaluation of this issue in an EIR is not required.

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
IX.	**Hydrology And Water Quality**. Would the project:				
a.	Violate any water quality standards or waste discharge requirements?	■	❑	❑	❑
b.	Substantially deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned land uses for which permits have been granted)?	■	❑	❑	❑
c.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	■	❑	❑	❑
d.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off site?	■	❑	❑	❑

[28] *City of Los Angeles Department of City Planning, Zoning Information and Map Access System, search for 1185 Sunset and 959 Everett, website: http://zimas.lacity.org/.*

[29] *Los Angeles Safety Element, Exhibit D, Selected Wildfire Hazard Areas in the City of Los Angeles: http://cityplanning.lacity.org/cwd/gnlpln/saftyelt.pdf.*

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
e.	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	■	❑	❑	❑
f.	Otherwise substantially degrade water quality?	■	❑	❑	❑
g.	Place housing within a 100-year flood plain as mapped on federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	❑	❑	❑	■
h.	Place within a 100-year flood plain structures which would impede or redirect flood flows?	❑	❑	❑	■
i.	Expose people or structures to a significant risk of loss, inquiry or death involving flooding, including flooding as a result of the failure of a levee or dam?	❑	❑	❑	■
j.	Inundation by seiche, tsunami, or mudflow?	■	❑	❑	❑

Response a:

Potentially Significant Impact. A significant impact may occur if a project discharges water that does not meet the quality standards of agencies that regulate surface water quality and water discharge into stormwater drainage systems. Significant impacts would also occur if a project does not comply with all applicable regulations with regard to surface water quality as governed by the State Water Resources Control Board (SWRCB). These regulations include compliance with the Standard Urban Storm Water Mitigation Plan (SUSMP) requirements to reduce potential water quality impacts. The Project involves the development of residential and commercial uses on land that is currently developed. The Project has the potential to alter the existing surface water runoff drainage pattern and rainfall absorption (by developing a different amount and layout of impervious surfaces as compared to existing setting), causing a net increase of rates of storm water discharge. Therefore, there is a potentially significant impact. The potential to violate any water quality standards or waste discharge requirements will be further analyzed in an EIR.

Response b:

Potentially Significant Impact. A significant impact may occur if a project includes deep excavations which have the potential to interfere with groundwater movement, or includes withdrawal of groundwater or paving of existing permeable surfaces that are important to groundwater recharge. The Project does not

propose any permanent groundwater wells or pumping activities. All water supplied to the Site would be derived from the City's existing water supply and infrastructure. Operation will not affect groundwater movement or recharge. The Project would develop new buildings and cover different portions of the Site as compared to the existing buildings. It is possible that there would be a change in the amount of impervious surfaces located on the Project Site. This could affect stormwater infiltration. In addition, the Project will require excavation. This depth will be compared to groundwater depth to evaluate whether it impacts the groundwater movement. Therefore, there is a potentially significant impact and this issue will be analyzed further in an EIR.

Response c:

Potentially Significant Impact. A significant impact may occur if a project would substantially alter drainage patterns resulting in a significant increase in erosion or siltation during construction or operation of a project. There are no natural watercourses on the Site. The Project Site is currently developed and has minimal ornamental trees and landscaping. However, as part of the Project, grading and construction activities may alter the existing drainage patterns of the Site. If not properly designed, the Project could result in a potentially significant impact with erosion and siltation during construction and operation. Therefore, this issue will be analyzed further in an EIR.

Response d:

Potentially Significant Impact. A significant impact may occur if a project results in increased runoff volumes during construction or operation of the project would result in flooding conditions affecting the Project Site or nearby properties. Grading and construction activities on the Project Site may alter the existing drainage patterns of the Site resulting in a potentially significant impact. The EIR will provide additional analysis to assess the potential to result in hydrology and water quality impacts, including the changes in on-site drainage patterns, and the available storm drain system capacity. This analysis would also look at potential for flooding.

Response e:

Potentially Significant Impact. A significant impact may occur if a project would increase the volume of storm water runoff to a level which exceeds the capacity of the storm drain system serving a Project Site, or if the proposed project would introduce substantial new sources of polluted runoff. As with any construction project, construction could contribute to the degradation of existing surface water quality conditions primarily due to: 1) potential erosion and sedimentation during the grading phase; 2) particulate matter from dirt and dust generated on the Site; and 3) construction activities and equipment. Operationally, the Project could change the amount of impervious surface, which affects stormwater runoff and the drainage system. Therefore, there is a potentially significant impact and this issue will be analyzed further in an EIR.

Response f:

Potentially Significant Impact. The Project could involve the use of hazardous materials (during construction and operation) that could potentially degrade water quality if not properly handled and stored. Therefore, this issue will be analyzed further in an EIR.

Response g-h:

No Impact. While the Project will include residential dwelling units, it would not be located in a 100-year flood hazard area according to the Los Angeles Safety Element map.[30] As the Site is not located in flood hazard area, the Project would not introduce people or structures to an area of high flood risk. Therefore, the Project would not contain any significant risks of flooding nor include any structure in a food plain to impede or redirect flood flows. No impact would occur and no further analysis of this issue is required.

Response i:

No Impact. A significant impact may occur if a project were located in an area where flooding, including flooding associated with dam or levee failure, would expose people or structures to a significant risk of loss, injury, or death. The closest large body of water is the Silver Lake Reservoir, approximately 1.8 miles northwest of the Site. Inundation potential of this reservoir is restricted to Silver Lake Boulevard[31] and would not flow toward the Project Site. There is no risk of flooding from potential dam or levee failure because the nearest dams, Hansen Dam and Sepulveda Dam are in the San Fernando Valley. There will be no impacts related to flooding as discussed above. Further evaluation of this issue in an EIR is not required.

Response j:

Potentially Significant Impact. A significant impact may occur if a project is sufficiently close to the ocean or other water body to be potentially at risk of the effects of seismically-induced tidal phenomena (i.e., seiche and tsunami) or if the Site is located adjacent to a hillside area with soil characteristics that would indicate potential susceptibility to mudslides or mudflows. The Project Site is not located in a Tsunami Hazard Area,[32] and is not located near the Pacific Ocean and is not near any major water bodies. Therefore, risks associated with seiches or tsunamis would be considered extremely low at the Site.

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[30] *Los Angeles Safety Element, Exhibit F, 100-Year and 500-year Flood Plains in the City of Los Angeles: http://cityplanning.lacity.org/cwd/gnlpln/saftyelt.pdf.*

[31] *Los Angeles Safety Element, Exhibit G, Inundation and Tsunami Hazard Areas in the City of Los Angeles: http://cityplanning.lacity.org/cwd/gnlpln/saftyelt.pdf.*

[32] *Los Angeles Safety Element, Exhibit G, Inundation and Tsunami Hazard Areas in the City of Los Angeles: http://cityplanning.lacity.org/cwd/gnlpln/saftyelt.pdf.*

However, since the Site is in an urbanized portion of the City of Los Angeles, and in a hillside area, there is the potential for inundation by mudflow. Therefore, this issue will be analyzed further in an EIR.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
X. Land Use And Planning. Would the project:				
a. Physically divide an established community?	❑	❑	❑	■
b. Conflict with 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, coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	■	❑	❑	❑
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	❑	❑	❑	■

Response a:

No Impact. A significant impact may occur if a project is sufficiently large enough or otherwise configured in such a way as to create a physical barrier within an established community (a typical example would be a project which involved a continuous right-of-way such as a roadway which would divide a community and impede access between parts of the community). The Project is not of a size or type to physically divide a community. The Project does not include features such as a highway, aboveground infrastructure, or an easement through an established neighborhood community that could cause a permanent disruption in the physical arrangement of that established community or otherwise isolate an existing land use. Therefore no impact would occur and no further analysis of this issue is required.

Response b:

Potentially Significant Impact. A significant impact may occur if a project is inconsistent with the General Plan or zoning designations currently applicable to the Project Site and would cause adverse environmental effects, which the General Plan and zoning ordinance are designed to avoid or mitigate. The Project would require several discretionary actions by the City. These include increasing the FAR and height for the buildings on Sunset portion. The discretionary actions might conflict with existing regulations, resulting in a potentially significant impact. Therefore, the EIR will provide additional analysis to assess the consistency with applicable General Plan policies, zoning code restrictions, Southern California Association of Governments (SCAG) policies, any other applicable City (such as the General Plan and Community Plan) or regional plans and policies (such as SCAQMD and Metro CMP).

Response c:

No Impact. A significant impact may occur if a project is inconsistent with policies in any draft or adopted conservation plan. The Project Site has previously developed and is located in an urbanized area. As discussed under Checklist Question IV(f), there is no adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan that apply to the Site. Implementation of the Project would not conflict with any habitat conservation plans. Therefore, no impact would occur and no mitigation measures would be required. Further evaluation of this issue in an EIR is not required.

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XI.	**Mineral Resources**. Would the project:				
a.	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	❑	❑	❑	■
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?	❑	❑	❑	■

Response a:

No Impact. A significant impact may occur if a project is located in an area used or available for extraction of a regionally-important mineral resource, and if the project converted an existing or potential future regionally-important mineral extraction use to another use, or if the project affected access to a site used or potentially available for regionally-important mineral resource extraction. The Site is within Mineral Resource Zone (MRZ)-2, which are areas where adequate information indicates that significant mineral deposits are present, or where it is judged that a high likelihood exists for their presence.[33] The Project Site is located within the LA City Oil Field, which is one of 25 city designated major oil drilling areas.[34] This designation is a broad swath of land generally from Vermont Avenue in the west to the I-110 Freeway to the east, and from Third Street and Dodger Stadium area in the north to Wilshire Boulevard in the south. The California Department of Conservation has more detailed online mapping of wells. No oil wells exist on the Project Site.[35] The nearest wells (API 03725883, API 03725884, and API 03725886)

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[33] *http://dpw.lacounty.gov/pdd/bikepath/bikeplan/docs/3.8_Mineral_Resources.pdf*

[34] *City of Los Angeles Department of City Planning, Safety Element Exhibit E, Oil Field and Oil Drilling Areas: http://cityplanning.lacity.org/cwd/gnlpln/saftyelt.pdf, April 20, 2015.*

[35] *State of California Department of Conservation, Division of Oil, Gas & Geothermal Resources, Online Mapping System, District 1, website: http://maps.conservation.ca.gov/doms/index.html, April 20, 2015.*

are identified as Buried-Idle[36] and were located two blocks south of the Site at the corner of Sunset Boulevard and Bellevue Avenue. The Site is already developed and surrounded by sensitive receptors (residential) that would make it incompatible with mineral resource extraction. Therefore, development of the Project would not result in impacts associated with the loss or availability of a known mineral resource that would be of value to the region and the residents of the state. Further evaluation of this issue in an EIR is not required.

Response b:

No Impact. A significant impact may occur if a project is located in an area used or available for extraction of a locally-important mineral resource extraction, and if the project converted an existing or potential future locally-important mineral extraction use to another use, or if the project affected access to a site used or potentially available for locally-important mineral resource extraction. Government Code Section 65302(d) states that a conservation element of the general plan shall address "minerals and other natural resources." According to the Conservation Element of the City of Los Angeles General Plan, sites that contain potentially significant sand and gravel deposits which are to be conserved follow the Los Angeles River flood plain, coastal plain, and other water bodies and courses and lie along the flood plain from the San Fernando Valley through downtown Los Angeles. Much of the Site has been developed with structures and is inaccessible for mining extraction.[37] The Site is a small parcel surrounding by sensitive receptors (residential) that would not be compatible with mineral resource extraction. The Site is not used or available for extraction. Therefore, no impact would occur and further evaluation of this issue in an EIR is not required.

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XII.	**Noise.** Would the project:				
a.	Exposure of persons to or generation of noise in level in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	■	❑	❑	❑
b.	Exposure of people 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?	■	❑	❑	❑

[36] *Division of Oil, Gas & Geothermal Resource, Online Well Record Query: http://owr.conservation.ca.gov/Well/WellDetailPage.aspx?domsapp=1&apinum=03705188, April 20, 2015.*

[37] *City of Los Angeles, Conservation Element of the City of Los Angeles General Plan, September 16, 2001; pg II-57.*

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	❑	❑	❑	■

Response a:

Potentially Significant Impact. A significant impact may occur if the Project would generate excess noise that would cause the ambient noise environment at the Site to exceed noise level standards set forth in the City of Los Angeles General Plan Noise Element (Noise Element) and the City of Los Angeles Noise Ordinance (Noise Ordinance). Construction would require the use of construction equipment during grading, excavation, hauling, establishing building foundations, and other construction activities. The concurrent use of construction equipment and machinery has the potential to increase noise levels above the applicable standards of the City's Noise Ordinance. The Project would increase the activities that would occur on the Site and noise levels from on-site sources also have the potential to increase during Project operation. In addition, the traffic (construction and operation) attributable to the Project has the potential to cause noise levels to exceed City Noise Ordinance standards. Therefore, this issue will be analyzed further in an EIR.

Response b:

Potentially Significant Impact. A significant impact would occur if the Project were to generate or expose people to excessive groundborne vibration or groundborne noise levels. Construction of the Project would require the use of heavy construction equipment during grading, excavation, hauling, establishing building foundations, and other construction activities. The concurrent use of earthmoving equipment and machinery has the potential to cause groundborne vibration and noise. During project operation, ground-borne vibration may also emanate from increased road traffic or other on-site activities. Therefore, this issue will be analyzed further in an EIR.

Response c:

Potentially Significant Impact. A significant impact may occur if the operation would introduce substantial new sources of noise or would substantially add to existing sources of noise within the vicinity of the Site. Traffic and human activity associated with the Project, as described above, have the potential to increase ambient noise levels above existing levels to a create a potentially significant impact. Therefore, this issue will be analyzed further in an EIR.

Response d:

Potentially Significant Impact. A significant impact may occur if a project were to introduce substantial new sources of noise or substantially add to existing sources of noise within or in the vicinity of the Project Site during construction of the proposed project or on a periodic basis during the operation of the proposed project. As discussed above, construction activity has the potential to temporarily or periodically increase ambient noise levels above existing levels. In addition, the increase in on-site uses may also result in periodic increases in noise levels. Therefore, there is a potentially significant impact that will be analyzed further in an EIR.

Response e:

No Impact. A significant impact may occur if a project is located within an airport land use plan and would introduce substantial new sources of noise or substantially add to existing sources of noise within or in the vicinity of the Project Site during construction of the proposed project. As discussed under Checklist Question VIII(e), the Project Site is not located within an airport land use plan area or within two miles of a public airport or public use airport. Therefore, no impact would occur and no mitigation measures would be required. Further evaluation of this issue in an EIR is not required.

Response f:

No Impact. This question would apply to a project only if it were in the vicinity of a private airstrip and would subject area residents and workers to a safety hazard. As discussed under Checklist Question VIII(f), there are no private airstrips in the vicinity of the Site. The Project would not expose people residing or working in the area to excessive noise levels from an airport use. Therefore, no impact would occur and no mitigation measures would be required. Further evaluation of this issue in an EIR is not required.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. Population And Housing. Would the project:				
a. Induce substantial population growth in an area either	■	❑	❑	❑

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	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?	❑	❑	■	❑

Response a:

Potentially Significant Impact. A significant impact may occur if a project would locate new development such as homes, businesses, or infrastructure, with the effect of substantially inducing population growth that would otherwise not have occurred as rapidly or in as great a magnitude. Because it introduces a multi-story mixed-use residential component, the Project would result in the generation of jobs (both for construction and operation) and would also result in an increased residential population. Therefore, there might be a potentially significant impact from the Project and this issue will be further analyzed in an EIR.

Response b:

Less Than Significant Impact. A significant impact may occur if a project would result in displacement of a substantial number of existing housing units, necessitating construction of replacement housing elsewhere. The Project would remove three single-family homes and a two-unit apartment. However, the Project would add 210 new housing units to the Project Site (204 units on Sunset portion and 6 units on Everett portion). The five existing units to be removed do not represent a displacement of substantial numbers of existing housing. The City considers a significant impact to be a net loss equal to or greater than one-half block equivalent of habitable housing units (or 15 single family homes or 25 multi-family units). Therefore, a less than significant impact will occur. Further evaluation of this issue in an EIR is not required.

Response c:

Less Than Significant Impact. A significant impact may occur if a project would result in displacement of existing residents, necessitating the construction of replacement housing elsewhere. The Project would remove three single-family homes and a two-unit apartment. However, the Project would add 210 new housing units to the Project Site. The existing five units (and corresponding approximately 15 residents)

to be removed do not represent a displacement of substantial numbers of people. Therefore, a less than significant impact will occur. Further evaluation of this issue in an EIR is not required.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. Public Services. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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:				
a. Fire protection?	■	❑	❑	❑
b. Police protection?	■	❑	❑	❑
c. Schools?	■	❑	❑	❑
d. Parks?	■	❑	❑	❑
e. Other public facilities?	■	❑	❑	❑

Response a:

Potentially Significant Impact. A significant impact may occur if the City of Los Angeles Fire Department (LAFD) could not adequately serve the Project based upon response time, access, or fire hydrant/water availability, necessitating the construction of a new or physically altered facility. The Project is served by:[38]

- Fire Station No. 3, located at 108 N. Fremont Avenue, approximately 0.8 miles from the Site.
- Fire Station No. 20, located at 2144 Sunset Boulevard, approximately 1.2 miles from the Site.

The Project would increase the intensity of development at the Project Site,. The Project would be adding additional building development (net new building square footage), increased residents, employees, and visitors to the Project Site, resulting in a potentially significant impact. The impacts to construction (fire hazards) and operation (fire flow hydrants) will be evaluated. Therefore, the potential impact of the Project on fire protection services will be analyzed in the EIR.

[38] *http://lafd.org/fire_stations/find_your_station*

Response b:

Potentially Significant Impact. A significant impact may occur of the City of Los Angeles Police Department (LAPD) could not adequately serve the Project, necessitating a new or physically altered station. If existing service capacities are exceeded, new facilities, equipment and/or personnel may be required to maintain acceptable response times and service levels. The Project is served by the Central Community Police Station, located at 251 East 6th Street, approximately 2.3 miles driving distance from the Project Site. The Project would increase the intensity of development at the Project Site. The Project would be adding additional building development (net new building square footage), increased residents, employees, and visitors to the Project Site. Therefore, the potentially significant impact of the Project on police protection services will be analyzed in the EIR.

Response c:

Potentially Significant Impact. A significant impact may occur if a project includes substantial employment or population growth, which could generate a demand for school facilities that would exceed the capacity of the Los Angeles Unified School District (LAUSD). The Project would directly impact local schools by constructing new housing units, which could be occupied by families with school-age children, and indirectly impact schools by providing jobs that may cause employees with families to relocate to the local Site area. In each case, the additional students generated would reduce the surplus space at potential schools. There could be a potentially significant impact if the schools exceed their capacity Thus, the potential impact of the Project on school facilities will be analyzed in the EIR.

Response d:

Potentially Significant Impact. A significant impact would occur if the available City of Los Angeles Department of Recreation and Parks (LADRP) recreation and park services could not accommodate a project, necessitating new or physically altered facilities, the construction of which could cause significant environmental impacts. Residential developments typically have the greatest potential to result in impacts to parks since they generate a permanent increase in residential population which affects the parkland-to-population ratio. As such, the Project has a potentially significant impact on parks. The EIR will evaluate the Project's on-site open space and recreational amenities and will determine the impacts on park facilities.

Response e:

Potentially Significant Impact. A significant impact may occur if a project includes substantial employment or population growth that could generate a demand for other public facilities (such as libraries), which would exceed the capacity available to serve the Project Site, necessitating a new or physically altered library, the construction of which would have significant physical impacts on the environment. The Project is served by the Los Angeles Public Library (LAPL). The Echo Park Branch located at 1410 Temple Street is the library nearest the Site. Residential developments typically have the

greatest potential to result in impacts to libraries since they generate a permanent increase in residential population. Therefore, the EIR will evaluate the Project's potentially significant impact upon library facilities.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. 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 of recreational facilities which might have an adverse physical effect on the environment?	■	❑	❑	❑

Response a:

Potentially Significant Impact. A significant impact may occur if the Project would include substantial employment or population growth that could generate an increased demand for public park facilities which exceeds the capacities of existing parks and/or cause premature deterioration of the park facilities. The Project involves the construction of new residential uses that could increase the demand for neighborhood and regional parks and recreational facilities in the area (see XIV, Parks). While on-site open space and recreational amenities would be included within the project designs, the Project has the potential to increase demands upon several public park facilities located within the project area, including Everett Park, Lilac Terrace Park, Echo Park, and Elysian Park. The EIR will evaluate the potential of the Project to cause a significant impact on the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur.

Response b:

Potentially Significant Impact. The Project has the potential to increase demands upon recreational facilities (by increasing the residential population that uses parks) that may require the construction of new facilities or the expansion of existing facilities. The construction of these facilities may have an adverse physical effect on the environment. The potential of the Project to require such facilities will be analyzed in the EIR.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. Transportation/Circulation.				
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?	■	❑	❑	❑
b. Exceed, either individually or cumulatively, a level of service standard established by the county 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 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 regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	■	❑	❑	❑

Response a:

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. According to LADOT policy, a significant project impact would occur when the Critical Movement Analysis (CMA) value increases by 0.010 or more when the final Level of Service (LOS) at a given study intersection is E or F, by 0.020 or more when the final LOS is D, or by 0.040 or more when the final LOS is C. Because of its introduction of new intensity of development, the potentially significant impact of the Project on intersection operations will be evaluated in accordance with the assumptions, methodology, and procedures approved by LADOT. This includes any applicable plans, policies, ordinances related to traffic.

Response b:

Potentially Significant Impact. A significant impact may occur if adopted California Department of Transportation (Caltrans) and County of Los Angeles Metropolitan Transit Authority (MTA) thresholds are exceeded. The Congestion Management Program (CMP) was adopted to regulate and monitor regional traffic growth and transportation improvement programs. The CMP designates a transportation network which includes all state highways and some arterials within the County of Los Angeles. If the level of service standard deteriorates on the CMP network, then local jurisdictions must prepare a deficiency plan that is in conformance with the Los Angeles County CMP. The intent of the CMP is to provide information to decision makers to assist in the allocation of transportation funds through the State Transportation Improvement Program (STIP) process. A CMP traffic impact analysis is required if a project would add 150 or more trips to the freeway, in either direction during either the AM or PM weekday peak hour. An analysis is also required at all CMP monitoring intersections where a project would add 50 or more peak hour trips. The local CMP requires that all CMP monitoring intersections be analyzed where a project would likely add 50 or more trips during the peak hours. It is unknown at this time whether the Project may result in a potentially significant traffic impact at any CMP monitoring locations. However, it is possible that the Project may result in a potentially significant impact due to new trips individually and cumulatively and their distribution in a CMP monitoring intersection. Therefore, this issue will be analyzed further in an EIR.

Response c:

No Impact. A significant impact would occur if a proposed project included an aviation-related use and would result in safety risks associated with such use. The Project does not include any aviation-related uses. Furthermore, as discussed under Checklist Question VIII(e), the Project Site is not located within an airport land use plan area or within two miles of a public airport or public use airport. Safety risks associated with a change in air traffic patterns would not occur. Therefore, no impact would occur and no mitigation measures would be required. Further evaluation of this issue in an EIR is not required.

Response d:

Potentially Significant Impact. A significant impact may occur if a project includes new roadway design or introduces a new land use or project features into an area with specific transportation requirements, characteristics, or project access or other features designed in such a way as to create hazardous conditions. The Project would increase the development at the intersection of Sunset and Everett. Construction vehicles including hauling equipment could be incompatible with roadway traffic. As such, there is a potentially significant impact and the driveway width and queuing length will be evaluated in the EIR to ensure there is adequate space to accommodate the vehicles for the Project.

Response e:

Potentially Significant Impact. A significant impact may occur if a project design does not provide emergency access meeting the requirements of the LAFD or in any other way threatens the ability of emergency vehicles to access and serve the Project Site or adjacent uses. The increased traffic and population due to the proposed residential units and patronage of the commercial uses on-site could obstruct emergency vehicle access to the Project Site and adjacent uses in the Project vicinity. Therefore, the Project could result in a potentially significant impact and this issue will be analyzed further in an EIR.

Response f:

Potentially Significant Impact. A significant impact may occur if a project would conflict with adopted policies or involve modification to existing alternative transportation facilities located on- or off-site. These facilities include public transit, bicycle parking, and pedestrian facilities such as sidewalks and crosswalks. Because of the intensity of new development from the Project, there could be a potentially significant impact. Therefore, the potential of the Project to conflict with adopted policies, plans, and programs supporting alternative transportation will be analyzed in the EIR.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. Utilities. Would the project:				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	■	❑	❑	❑
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	■	❑	❑	❑
c. Require or result in the construction of new stormwater 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 resource, 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?	■	❑	❑	❑

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	■	❑	❑	❑

Response a:

Potentially Significant Impact. A significant impact would occur if a project exceeds wastewater treatment requirements of the applicable Regional Water Quality Control Board. The City of Los Angeles Department of Public Works provides wastewater services for the Project Site. Wastewater discharges are conveyed to the Hyperion Treatment Plant (HTP), which is a public facility and is therefore subject to the State's wastewater treatment requirements that, in the project area, are enforced by the Los Angeles Regional Water Quality Control Board (LARWQCB). The HTP has a current capacity of 450 million gallons per day (mgd). The Project would increase the wastewater generation at the Site as compared to existing uses. Therefore, the potentially significant impact of the Project to exceed wastewater treatment requirements of the LARWQCB will be analyzed in the EIR.

Response b:

Potentially Significant Impact. A significant impact may occur if a project would increase water consumption or wastewater generation to such a degree that the capacity of facilities currently serving the site would be exceeded. The Project is expected to increase water usage and wastewater generated as compared to the existing uses on the Project Site, thereby resulting in a potentially significant impact. Thus, the potential impacts to the public water and wastewater infrastructure system will be analyzed in the EIR.

Response c:

Potentially Significant Impact. A significant impact may occur if the volume of stormwater runoff were to increase to a level exceeding the capacity of the storm drain system serving the Project Site, to the extent that existing facilities would need to be expanded. The Project could change the surface flow at the Site due to changes in the amount and distribution of impervious surfaces resulting in a potentially significant impact. The potential of the Project to result in the construction of new or expanded stormwater facilities will be analyzed in the EIR.

Response d:

Less Than Significant Impact. A significant impact may occur if a project were to increase water

consumption to such a degree that new water sources would need to be identified, or that existing resources would be consumed at a pace greater than planned for by purveyors, distributors, and service providers. The Project is estimated to consume an increase in water as compared to the existing uses on the Site due to an increase in development. Given the Project's size, a Water Supply Assessment (WSA) by the Los Angeles Department of Water and Power (LADWP) is not required under Senate Bill (SB) 610. SB 610 requires a WSA for residential projects of more than 500 dwelling units, or businesses employing more than 1,000 persons of having more than 500,000 square feet of floor space. The Project would not fit either category for requiring a WSA. The LADWP can supply water to developments within its service area. The Project is not seeking a zone change or General Plan Amendment that would fall outside of the LADWP's planned future service assumptions. Therefore, a less than significant impact would occur. Further evaluation of this issue in an EIR is not required.

Response e:

Potentially Significant Impact. A significant impact may occur if a project would increase wastewater generation to such a degree that the capacity of facilities currently serving the Project Site would be exceeded. As discussed under Checklist Question XVII(b), the Project is estimated to generate an increase in wastewater as compared to the existing development on the Site. Therefore, potential impacts related to wastewater treatment plant capacity and availability will be analyzed within the scope of the EIR.

Response f:

Potentially Significant Impact. A significant impact may occur if a project were to increase solid waste generation to a degree such that the existing and projected landfill capacity would be insufficient to accommodate the additional solid waste. The Project could generate demolition waste, construction waste, and on-going operational waste that would result in potentially significant impact. The potential impacts associated with the ability of the local landfills to serve the Project will be analyzed in the EIR.

Response g:

Potentially Significant Impact. Solid waste management is guided by the California Integrated Waste Management Act of 1989, which emphasizes resource conservation through reduction, recycling, and reuse of solid waste. The Act requires that localities conduct a Solid Waste Generation Study (SWGS) and develop a Source Reduction Recycling Element (SRRE). The City of Los Angeles prepared a Solid Waste Management Policy Plan that was adopted by the City Council in 1994. Solid waste generated on-site by the Project would be disposed of in accordance with all applicable federal, state, and local regulations and policies related to solid waste that apply to private developments (as some of the regulations apply to governmental agencies and policy-making bodies). The Project would provide clearly marked, durable, source sorted recycling bins throughout the Project Site to facilitate recycling in accordance with Ordinance No. 171687. The Project is not seeking any deviations regarding solid waste regulations and would comply with federal, state, and local statutes and regulations related to solid waste. However, the generation amount of solid waste and its characteristics will be analyzed further in the EIR.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XVIII. Mandatory Findings Of Significance.				
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of 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?	■	❑	❑	❑
b. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual 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 cause substantial adverse effects on human beings, either directly or indirectly?	■	❑	❑	❑

Response a:

Potentially Significant Impact. Based on the analysis contained in this Initial Study, the project has the potential to result in significant impacts with regard to aesthetics, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards/hazardous materials, hydrology/water quality, land use and planning, noise, population and housing, public services, recreation, transportation and traffic, and utilities and service systems. Therefore, the Project has the potential to degrade the quality of the environment. An EIR will be prepared to analyze and document these potentially significant impacts. All feasible mitigation measures will be identified to reduce the identified significant impacts.

Response b:

Potentially Significant Impact. The potential for cumulative impacts occurs when the independent impacts of the project are combined with the impacts of related projects in proximity to the Project Site such that impacts occur that are greater than the impacts of the project alone. Located within the vicinity of the Project Site are other past, current, and/or reasonably foreseeable projects whose development, in conjunction with that of the project, may contribute to potential cumulative impacts. Therefore, the

potential for cumulative impacts related to aesthetics, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards/hazardous materials, hydrology/water quality, land use and planning, noise, population and housing, public services, recreation, transportation and traffic, and utilities and service systems resulting from the project in conjunction with the applicable related projects (also called cumulative impacts) will be analyzed and documented in an EIR. The potential for significant cumulative impacts from the other environmental issues that are not to be evaluated and documented in the EIR can be assessed at this time. Cumulative impacts are concluded to be less than significant for those issues for which it has been determined that the project's incremental contribution would be less than significant. Therefore, only those aspects of the Project to be analyzed and documented in an EIR are concluded to have the potential for significant cumulative impacts.

Response c:

Construction and operation of the project could result in environmental effects that could have substantial adverse effects on human beings, either directly or indirectly. As a result, these potential effects will be analyzed further in an EIR.

DISCUSSION OF THE ENVIRONMENTAL EVALUATION **(Attach additional sheets if necessary)**

As noted above, the lead agency has determined that the proposed project may result in a significant effect on the environment, and an environmental impact report is required.

PREPARED BY	TITLE	TELEPHONE	DATE
Alejandro Huerta	Planning Assistant	213-978-1454	June 2015