

CHAPTER 3

Environmental Setting, Impacts and Mitigation Measures

ENVIRONMENTAL ISSUES ADDRESSED

An Initial Study checklist was prepared for the project as proposed in July 2007 (Appendix A). The City of Los Angeles Planning Department, as the Lead Agency, used the checklist, as well as agency and public input received during the NOP comment period and the public scoping meeting, to determine the scope of the evaluation for the EIR. Based on a prior requirement for an EIR for development of this site (see Appendix B) and the findings of the checklist and the scoping meeting (September 10, 2007), the City determined that an EIR would be required for the proposed project, to address the following issues:

- Aesthetics and Land Use;
- Air Quality;
- Biological Resources;
- Geology, Hydrology and Water Quality; Archeological mitigation for unforeseen buried resources is included in this section
- Noise;
- Public Services (Fire and Police);
- Traffic and Parking.

At the time the Initial Study for the project was prepared and the Notice of Preparation (NOP) for this project was sent out, the project included the construction of 11 new homes (compared to the one new home now proposed) and remodeling of the five existing unfinished homes (now the applicant proposes to complete these five homes rather than substantially remodel and complete them). Since publication of the NOP and in response to comments received on the NOP, the project applicant has held extensive discussions with surrounding property owners and has agreed to reduce the project to the currently proposed plan (see Chapter 2, Project Description). The scope of the project has been substantially reduced and the issues identified above would no longer be as impacted. Nonetheless, in accordance with the requirements of the law suit that requires preparation for an EIR prior to an action on the project site, this EIR addresses all the topics identified to be addressed in the NOP.

ORGANIZATION OF ENVIRONMENTAL ANALYSIS

The following sections include analysis, by issue area, of the proposed project on the environment in compliance with Section 15126 of the *CEQA Guidelines*. Each environmental issue area includes the following subsections:

- Environmental Setting
- Regulatory Environment
- Thresholds of Significance
- Environmental Impacts
- Mitigation Measures
- Significance After Mitigation

TERMINOLOGY USED IN THIS ANALYSIS

For each impact identified in the EIR, a statement of the level of significance of the impact is provided. Impacts are grouped into the following categories:

- A designation of *no impact* is given when no adverse changes in the environment are expected.
- A *less than significant impact* would cause no substantial adverse change in the environment.
- A *potentially significant (but mitigable) impact* would have a substantial adverse effect on the environment but could be reduced to a less than significant level with incorporation of mitigation measure(s).
- A *significant unavoidable impact* would cause a substantial adverse effect on the environment, and no feasible mitigation measures would be available to reduce the impact to a less than significant level.