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ENV-2016-4617-MND

Case Number: CPC-2016-4616-GPAJ-VZCJ

Project Location: 9701-9707 North Vesper Avenue, Los Angeles, California, 91335

Community Plan Area: Mission Hills-Panorama City-North Hills

Council District: 6 – Martinez

Project Description: The project proposes the demolition of one duplex, and the construction, use, and maintenance of a three-story, maximum 35-feet in height, 36-unit mixed use building. The project will consist of 1,060 square feet of ground floor commercial space and residential and commercial parking and two stories (37,680 square feet) of residential above, totaling 66,760 square feet on a 32,675 square foot lot. The project will provide two one-bedroom units, 20 two-bedroom units, and 14 three-bedroom units. The project will set aside three units for Very Low Income Households and two units for Extremely Low Income Households as required by LAMC Section 11.5.11 (Measure JJJ). A total of 71 vehicle parking spaces will be provided, including 65 residential and 6 commercial. A total of 46 bicycle parking spaces will also be provided, including 40 long-term spaces and 6 short-term spaces. Vehicular access to the site will be from one driveway on Van Nuys Place to the north and one driveway on Vesper Avenue to the east. The project will provide 3,872 square feet of landscaping and 6,690 square feet of open space, including a 2,865 square foot rear yard with a tot lot, 3,690 square foot courtyard, 365 square foot gym, and 600 square foot recreation room. There are 10 non-protected trees proposed for removal.

To construct the project, the applicant has requested a 1) General Plan Amendment to change the land use designation of the site from Low Medium I Residential to Neighborhood Commercial and 2) a Vesting Zone Change from [T][Q]RD3-1 to C1-1.

PREPARED BY:

The City of Los Angeles
Department of City Planning

APPLICANT:

Bobby Younessi,
Western Paradise, LLC

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March 2020

INITIAL STUDY

TABLE OF CONTENTS

	<u>Page</u>
1. Introduction	3
2. Executive Summary.....	6
3. Project Description	11
3.1. Project Summary.....	12
3.2. Environmental Setting	12
3.3. Description of Project	13
3.4. Requested Permits and Approvals	15
4. Environmental Checklist.....	16
I. Aesthetics	16
II. Agriculture and Forestry Resources	19
III. Air Quality	21
IV. Biological Resources.....	24
V. Cultural Resources.....	27
VI. Energy	29
VII. Geology and Soils	30
VIII. Greenhouse Gas Emissions	34
IX. Hazards and Hazardous Materials.....	36
X. Hydrology and Water Quality	39
XI. Land Use and Planning.....	42
XII. Mineral Resources	43
XIII. Noise	44
XIV. Population and Housing	47
XV. Public Services.....	48
XVI. Recreation	50
XVII. Transportation/Traffic	51
XVIII. Tribal Cultural Resources.....	54
XIX. Utilities and Service Systems.....	56
XX. Wildfire	59
XXI. Mandatory Findings of Significance.....	61
5. Preparers and Persons Consulted	
6. References, Acronyms, and Abbreviations	
7. APPENDICES	
Appendix A. LADOT Inter-Departmental Correspondance, LADOT Referral Form	
Appendix B. Technical Memorandum, Potential Traffic Impact, Arthur L. Kassan, P.E.	
Appendix C. Arborist’s Statement	

INITIAL STUDY

1 INTRODUCTION

This Initial Study (IS) document evaluates potential environmental effects resulting from construction and operation of the proposed Case No. **CPC-2016-4616-GPAJ-VZCJ** (“Project”). The proposed Project is subject to the guidelines and regulations of the California Environmental Quality Act (CEQA). Therefore, this document has been prepared in compliance with the relevant provisions of CEQA and the State CEQA Guidelines as implemented by the City of Los Angeles (City). Based on the analysis provided within this Initial Study, the City has concluded that the Project will not result in significant impacts on the environment. This Initial Study and Negative Declaration are intended as informational documents, and are ultimately required to be adopted by the decision maker prior to project approval by the City.

1.1 PURPOSE OF AN INITIAL STUDY

The California Environmental Quality Act was enacted in 1970 with several basic purposes: (1) to inform governmental decision makers and the public about the potential significant environmental effects of proposed projects; (2) to identify ways that environmental damage can be avoided or significantly reduced; (3) to prevent significant, avoidable damage to the environment by requiring changes in projects through the use of feasible alternatives or mitigation measures; and (4) to disclose to the public the reasons behind a project’s approval even if significant environmental effects are anticipated.

An application for the proposed project has been submitted to the City of Los Angeles Department of City Planning for discretionary review. The Department of City Planning, as Lead Agency, has determined that the project is subject to CEQA, and the preparation of an Initial Study is required.

An Initial Study is a preliminary analysis conducted by the Lead Agency, in consultation with other agencies (responsible or trustee agencies, as applicable), to determine whether there is substantial evidence that a project may have a significant effect on the environment. If the Initial Study concludes that the Project, with mitigation, may have a significant effect on the environment, an Environmental Impact Report should be prepared; otherwise the Lead Agency may adopt a Negative Declaration or a Mitigated Negative Declaration.

This Initial Study has been prepared in accordance with CEQA (Public Resources Code §21000 et seq.), the State CEQA Guidelines (Title 14, California Code of Regulations, §15000 et seq.), and the City of Los Angeles CEQA Guidelines (1981, amended 2006).

1.2. ORGANIZATION OF THE INITIAL STUDY

This Initial Study is organized into four sections as follows:

1 INTRODUCTION

Describes the purpose and content of the Initial Study, and provides an overview of the CEQA process.

2 EXECUTIVE SUMMARY

Provides Project information, identifies key areas of environmental concern, and includes a determination whether the project may have a significant effect on the environment.

3 PROJECT DESCRIPTION

Provides a description of the environmental setting and the Project, including project characteristics and a list of discretionary actions.

4 EVALUATION OF ENVIRONMENTAL IMPACTS

Contains the completed Initial Study Checklist and discussion of the environmental factors that would be potentially affected by the Project.

INITIAL STUDY

2 EXECUTIVE SUMMARY

PROJECT TITLE	CPC-2016-4616-GPAJ-VZCJ
ENVIRONMENTAL CASE NO.	ENV-2016-4617-MND
RELATED CASES	N/A

PROJECT LOCATION	9701-9707 NORTH VESPER AVENUE
COMMUNITY PLAN AREA	MISSION HILLS-PANORAMA CITY-NORTH HILLS
GENERAL PLAN DESIGNATION	LOW MEDIUM I RESIDENTIAL
ZONING	[T][Q]RD3-1
COUNCIL DISTRICT	6

LEAD AGENCY	City of Los Angeles
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APPLICANT	BOBBY YOUNESI, WESTERN PARADISE LLC
ADDRESS	5567 RESEDA BLVD, #318, LOS ANGELES, CA 91356
PHONE NUMBER	213-792-0080

PROJECT DESCRIPTION

The project proposes the demolition of one duplex, and the construction, use, and maintenance of a three-story, maximum 35-feet in height, 36-unit mixed use building. The project will consist of 1,060 square feet of ground floor commercial space and residential and commercial parking and two stories (37,680 square feet) of residential above, totaling 66,760 square feet on a 32,675 square foot lot. The project will provide two one-bedroom units, 20 two-bedroom units, and 14 three-bedroom units. The project will set aside three units for Very Low Income Households and two units for Extremely Low Income Households as required by LAMC Section 11.5.11 (Measure JJJ). A total of 71 vehicle parking spaces will be provided, including 65 residential and 6 commercial. A total of 46 bicycle parking spaces will also be provided, including 40 long-term spaces and 6 short-term spaces. Vehicular access to the site will be from one driveway on Van Nuys Place to the north and one driveway on Vesper Avenue to the east. The project will provide 3,872 square feet of landscaping and 6,690 square feet of open space, including a 2,865 square foot rear yard with a tot lot, 3,690 square foot courtyard, 365 square foot gym, and 600 square foot recreation room. There are 10 non-protected trees proposed for removal.

To construct the project, the applicant has requested a 1) General Plan Amendment to change the land use designation of the site from Low Medium I Residential to Neighborhood Commercial and 2) a Vesting Zone Change from [T][Q]RD3-1 to C1-1.

(For additional detail, see “Section 3. PROJECT DESCRIPTION”).

ENVIRONMENTAL SETTING

The project is located in the Mission Hills-Panorama City-North Hills Community Plan area. The project site is comprised of two lots, generally level, and approximately 32,675 square feet in area. The site has approximately 210 feet of frontage on Van Nuys Place to the north, 122 feet of frontage on Vesper Avenue to the east, and 142 feet of frontage abutting an alley to the west. The site is currently improved with a single story duplex. The site is located in the Mission Hills-Panorama City-North Hills Community Plan area. The site is zoned [T][Q]RD3-1 and has a land use designation of Low Medium I Residential. The site is not located within any geographic overlays.

The project site is located in the vicinity of multifamily dwellings and single family dwellings adjacent to a commercial corridor on Van Nuys Boulevard to the south. Abutting properties to the north and east of the site are improved with multifamily dwellings located in the QR3-1 and (Q)RD3-1 Zones and are designated Medium Residential by the Community Plan. Abutting properties to the west and northwest of the site are improved with single family dwellings located in the RS-1 Zone and are designated for Low Residential by the Community Plan. The abutting property to the south is improved with a self-storage facility located in the [Q]C2-1VL Zone and is designated General Commercial by the Community Plan. Further to the south and southeast of the site is a commercial corridor along Van Nuys Boulevard improved with various auto-related, medical office, retail, and residential uses and the Albert Piantanida Intergenerational Center and park located in the [Q]C1-1VL, [Q]C2-1VL, and P-1VL Zones and designated General Commercial by the Community Plan.

(For additional detail, see “Section 3. PROJECT DESCRIPTION”).

OTHER PUBLIC AGENCIES WHOSE APPROVAL IS REQUIRED

(e.g. permits, financing approval, or participation agreement)

HCIDLA

CALIFORNIA NATIVE AMERICAN CONSULTATION

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 2180.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

An informational letter was mailed to a total of 10 Tribes known to have resources in the project area on October 11, 2017, describing the project and requesting any information regarding resources that may exist on or near the project site. On October 16, 2017, a consultation request was received from the Gabrieleno Band of Mission Indians – Kizh Nation. On November 7, 2019, the Tribe deferred consultation to another Tribe. On January 14, 2020, the City contacted the Tribe via email concluding consultation.

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code Section 21080.3.2.) Information may also be available from the California Native American Heritage Commission’s Sacred Lands File per Public Resources Code Section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please note that Public Resources Code Section 21082.3(c) contains provisions specific to confidentiality.

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.

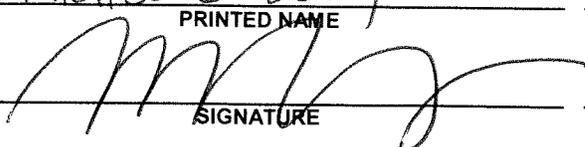
- | | | |
|---|--|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Agriculture & Forestry Resources | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/>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

DETERMINATION

(To be completed by the 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.

MICHELLE LEVY	SR. CITY PLANNER
PRINTED NAME	TITLE
	3/17/2020
SIGNATURE	DATE

EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of a mitigation measure has reduced an effect from "Potentially Significant Impact" to "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analysis," as described in (5) below, may be cross referenced).
- 5) Earlier analysis must be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR, or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less Than Significant With Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated
- 7) Supporting Information Sources: A sources list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whichever format is selected.
- 9) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

INITIAL STUDY

3 PROJECT DESCRIPTION

3.1 PROJECT SUMMARY

The project proposes the demolition of one duplex, and the construction, use, and maintenance of a three-story, maximum 35-feet in height, 36-unit mixed use building. The project will consist of 1,060 square feet of ground floor commercial space and residential and commercial parking and two stories (37,680 square feet) of residential above, totaling 66,760 square feet on a 32,675 square foot lot. The project will provide two one-bedroom units, 20 two-bedroom units, and 14 three-bedroom units. The project will set aside three units for Very Low Income Households and two units for Extremely Low Income Households as required by LAMC Section 11.5.11 (Measure JJJ). A total of 71 vehicle parking spaces will be provided, including 65 residential and 6 commercial. A total of 46 bicycle parking spaces will also be provided, including 40 long-term spaces and 6 short-term spaces. Vehicular access to the site will be from one driveway on Van Nuys Place to the north and one driveway on Vesper Avenue to the east. The project will provide 3,872 square feet of landscaping and 6,690 square feet of open space, including a 2,865 square foot rear yard with a tot lot, 3,690 square foot courtyard, 365 square foot gym, and 600 square foot recreation room. There are 10 non-protected trees proposed for removal.

To construct the project, the applicant has requested a 1) General Plan Amendment to change the land use designation of the site from Low Medium I Residential to Neighborhood Commercial and 2) a Vesting Zone Change from [T][Q]RD3-1 to C1-1.

3.2 ENVIRONMENTAL SETTING

3.2.1 Project Location

The subject property is located within the boundaries of the Mission Hills-Panorama City-North Hills Community Plan, one of the 35 Community Plans which form the Land Use Element of the General Plan for the City of Los Angeles. The site is located in the [T][Q]RD3-1 Zone and is comprised of two parcels totaling approximately 32,675 square feet in area. The site is not located within any geographic overlays. The property is bounded by Van Nuys Place to the north, Vesper Avenue to the east, an alley to the west, and a self-storage facility to the south. The property has approximately 210 feet of frontage on Van Nuys Place, 122 feet of frontage on Vesper Avenue, and 142 feet of frontage on the alley to the west.

3.2.2 Existing Conditions

The site is comprised of two lots, generally level, and approximately 32,675 square feet in area. The site has a zone of [T][Q]RD3-1 and a land use designation of Low Medium I Residential per the Mission Hills-Panorama City-North Hills Community Plan. The site is currently improved with one single-story duplex constructed in 1910 and accessed from one driveway on Vesper Avenue and one driveway on the alley to the west. The site is paved at the rear, adjacent to the driveways,

and is largely unpaved in the front and side yards. There are 10 non-protected trees proposed for removal.

3.2.3 Surrounding Land Uses

The subject property is located in an established suburban neighborhood in the Panorama City neighborhood of Los Angeles. The surrounding area was primarily developed in the mid to late 20th century, and some the multifamily dwellings have been constructed in the late 2000s. The surrounding area generally consists of a variety of low and medium density residential uses to the north, east, and west of the site and commercial and medium density residential uses to the south. The site is located in close proximity to the intersection of Van Nuys Boulevard and Woodman Avenue, which are two major arterial boulevards in the area.

Abutting properties to the north and east of the site are improved with multifamily dwellings located in the QR3-1 and (Q)RD3-1 Zones and are designated Medium Residential by the Community Plan. Abutting properties to the west and northwest of the site are improved with single family dwellings located in the RS-1 Zone and are designated for Low Residential by the Community Plan. The abutting property to the south is improved with a self-storage facility located in the [Q]C2-1VL Zone and is designated General Commercial by the Community Plan. Further to the south and southeast of the site is a commercial corridor along Van Nuys Boulevard improved with various auto-related, medical office, retail, and residential uses and the Albert Piantanida Intergenerational Center and park. These uses are located in the [Q]C1-1VL, [Q]C2-1VL, and P-1VL Zones and designated General Commercial by the Community Plan.

3.3 DESCRIPTION OF PROJECT

3.3.1 Project Overview

The project proposes the demolition of one duplex, and the construction, use, and maintenance of a three-story, maximum 35-feet in height, 36-unit mixed use building. The project will consist of 1,060 square feet of ground floor commercial space and residential and commercial parking and two stories (37,680 square feet) of residential above, totaling 66,760 square feet on a 32,675 square foot lot. The project will provide two one-bedroom units, 20 two-bedroom units, and 14 three-bedroom units. The project will set aside three units for Very Low Income Households and two units for Extremely Low Income Households as required by LAMC Section 11.5.11 (Measure JJJ). A total of 71 vehicle parking spaces will be provided, including 65 residential and 6 commercial. A total of 46 bicycle parking spaces will also be provided, including 40 long-term spaces and 6 short-term spaces. Vehicular access to the site will be from one driveway on Van Nuys Place to the north and one driveway on Vesper Avenue to the east. The project will provide 3,872 square feet of landscaping and 6,690 square feet of open space, including a 2,865 square foot rear yard with a tot lot, 3,690 square foot courtyard, 365 square foot gym, and 600 square foot recreation room. There are 10 non-protected trees proposed for removal.

3.3.2 Open Space and Landscaping

The project is required to provide 5,150 square feet of open space. The project is proposing to provide 6,690 square feet of open space in common areas, including a 2,865 square foot rear yard with a tot lot, 3,690 square foot courtyard, 365 square foot gym, and 600 square foot recreation room.

Per the Arborist Statement dated November 22, 2015, there are no protected trees on site and there are 10 non-protected trees onsite. There are three existing street trees to remain. The Arborist Statement describes the trees on the site as in below average health and conditions, and no native or protected trees on the site or adjacent properties will be impacted or removed by this project. The project is required to replace the ten trees proposed for removal at a ratio of 2:1. The project is also required to provide one (1) tree per every four (4) dwelling units. Therefore the project is required to provide a minimum of 9 trees. Per the landscape plan, the project proposes to provide a total of 24 24-inch box trees, including 22 trees on site and two new street trees. The proposed trees include Japanese Maple, Australian Willow Myrtle, and Goldenrain trees. The new trees will be located along the Vesper Avenue frontage, in the rear yard abutting the alley, and in the second floor courtyard. Additional landscaping will be provided along both street frontages, in the rear yard, and in the second floor courtyard.

3.3.3 Access, Circulation, and Parking

Pedestrian access to the site will be from walkways on Vesper Avenue from the sidewalk to the elevator lobby and commercial space. Vehicular access to the site will be from two driveways, including one driveway on Van Nuys Place providing access to residential parking and one driveway on Vesper Avenue providing access to commercial parking. All parking for the site is located in an at-grade parking garage located on the ground floor of the structure. The project will provide a total of 71 parking spaces, including 65 residential parking spaces and 6 commercial parking spaces. A total of 46 bicycle parking spaces will be provided, including 40 long-term spaces and 6 short-term spaces. Internal circulation is provided by one elevator and two staircases around the structure.

3.3.4 Lighting and Signage

Exterior lighting features for the proposed project would consist of low level illuminated pedestrian walkways and lighting within common open space area and outdoor courtyards. On site signage will consist of building identification, commercial tenant identification, and wayfinding signs in accordance with the LAMC. Offsite lighting will consist of one new street light on Vesper Avenue and one new street light on Van Nuys Place per the recommendation of the Bureau of Street Lighting.

3.4 REQUESTED PERMITS AND APPROVALS

The list below includes the anticipated requests for approval of the Project. The Negative Declaration will analyze impacts associated with the Project and will provide environmental review sufficient for all necessary entitlements and public agency actions associated with the Project. The discretionary entitlements, reviews, permits and approvals required to implement the Project include, but are not necessarily limited to, the following:

- Pursuant to Los Angeles City Charter Section 556 and Los Angeles Municipal Code (LAMC) Section 11.5.6, a **General Plan Amendment** from Low Medium I Residential to Neighborhood Commercial; and
- Pursuant to LAMC Section 12.32 F and Q, a **Vesting Zone Change** from [T][Q]RD3-1 to C1-1.

INITIAL STUDY

4 ENVIRONMENTAL IMPACT ANALYSIS

I. AESTHETICS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Except as provided in Public Resources Code Section 21099 would the project:

- a. Have a substantial adverse effect on a scenic vista? Potentially Significant Impact, Less Than Significant with Mitigation Incorporated, Less Than Significant Impact, No Impact
- b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? Potentially Significant Impact, Less Than Significant with Mitigation Incorporated, Less Than Significant Impact, No Impact
- c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? Potentially Significant Impact, Less Than Significant with Mitigation Incorporated, Less Than Significant Impact, No Impact
- d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? Potentially Significant Impact, Less Than Significant with Mitigation Incorporated, Less Than Significant Impact, No Impact

a) Have a substantial adverse effect on a scenic vista?

Less Than Significant Impact. A significant impact would occur if the proposed project would have a substantial adverse effect on a scenic vista. A scenic vista refers to view of focal points or panoramic views of broader geographic areas that have visual interest. A focal point view consists of a view of a notable object, building, or setting. An impact on a scenic vista would occur if the bulk or design of a building or development contrasts enough with a visually interesting view, so that the quality of the view is permanently affected.

The subject property is developed with one single-story duplex and is adjacent to multifamily, single family, and commercial uses. The project proposes to demolish the existing structure and construct a new three-story mixed use building which includes ground floor commercial and parking with two levels of residential above. There are several multi-story multifamily buildings located in the vicinity of the project site, including a four-story multifamily building 47 feet in height

located less than 0.10 miles to the southeast of the site. The project will be a maximum of 35 feet in height. The area surrounding the project site has long been developed and urbanized. The surrounding area is mostly flat, and there are no significant vistas near the project site. Although there may be significant views from farther locations, these will likely encompass the entirety of the San Fernando Valley and it is unlikely that the project site alone will be directly and prominently visible. Although the project proposes an increase in building massing and height on the subject property, there are no scenic vistas nearby, and the project is unlikely to directly impact any scenic vistas farther away. Therefore, the project will have a less than significant impact on any scenic vistas.

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 state scenic highway?

No Impact. A significant impact may occur if the proposed project would substantially damage scenic resources within a State Scenic Highway. The City of Los Angeles' General Plan Mobility Element (Citywide General Plan Circulation System Maps) as well as the California Department of Transportation (CalTrans) indicate that no designated scenic highways are located near the project site. Therefore, the project will have no impact on scenic resources within a State Scenic Highway.

c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Less Than Significant Impact. A significant impact may occur if the proposed project would substantially degrade the existing visual character or quality of the project site and its surroundings in a non-urbanized area. Significant impacts to the visual character of a site and its surroundings are generally based on the removal of features with aesthetic value, the introduction of contrasting urban features into a local area, and the degree to which the elements of the proposed project detract from the visual character of an area. The area surrounding the project site has long been developed and urbanized with residential and commercial uses. The proposed project would include design features and landscaping improvements to enhance the visual quality of the area. The project will not degrade the existing visual character or quality of the project site and its surroundings. Therefore, the project will result in a less than significant impact on visual quality.

d) Create a new source of substantial light or glare which would adversely affect daytime or nighttime views in the area?

Less Than Significant Impact. A significant impact may occur if light and glare substantially altered the character of off-site areas surrounding the site or interfered with the performance of an off-site activity. Light impacts are typically associated with the use of artificial light during the evening and nighttime hours. Glare may be a daytime occurrence caused by the reflection of sunlight or artificial light from highly polished surfaces, such as window glass and reflective cladding materials, and may interfere with the safe operation of a motor vehicle on adjacent streets. Daytime glare is common in urban areas and is typically associated with mid- to high-rise buildings with exterior facades largely or entirely comprised of highly reflective glass or mirror-like materials. Nighttime glare is primarily associated with bright point-source lighting that contrasts with existing low ambient light conditions.

Due to the urbanized nature of the surrounding area, a moderate level of ambient nighttime light already exists. Nighttime lighting sources include street lights, vehicle headlights, and interior and exterior illumination of buildings and grounds, including security lighting and light poles around the perimeter of the property. The façade of the building will not consist of reflective surfaces, thus the project will not introduce substantial sources of daytime glare. Therefore, the project is unlikely to significantly impact daytime or nighttime views in the area, and the project will have less than significant impacts regarding light and glare.

II. AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact. A significant impact would occur if the proposed project would convert valued farmland to non-agricultural uses. The project site is developed with one single-story duplex constructed in 1910. The subject property has long been developed, and there is no farmland, agricultural uses, or related operations on-site. Due to its urban setting, the project site and surrounding area are not included in the Farmland Mapping and Monitoring Program of the California Resources Agency. Therefore, the proposed project will not convert any Farmland to non-agricultural use, and no impact will occur.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. A significant impact would occur if the proposed project conflicted with existing agricultural zoning or agricultural parcels under the Williamson Act. The project site is not zoned for agricultural use or under a Williamson Act contract. As the project site and the surrounding area do not contain farmland of any type, the proposed project will not conflict with a Williamson Act contract. Therefore, the project will have no impact on existing zoning for agricultural use or a Williamson Act contract.

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

No Impact. A significant impact would occur if the proposed project conflicted with existing zoning for or caused rezoning of forest land or timberland, or resulted in the loss of forest land or in the conversion of forest land to non-forest use. The project site and the surrounding area have long been developed and urbanized and are not zoned for forest land or timberland. Accordingly, the proposed project will not conflict with forest land or timberland zoning or result in the loss of forest land or conversion of forest land to non-forest use. Therefore, the project will have no impact on forest land or timberland.

d) Result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. A significant impact would occur if the proposed project would result in the loss of forest land or in the conversion of forest land to non-forest use. The project site and the surrounding area have long been developed and urbanized, and there is no forest land on the subject property or in the vicinity. Therefore, the project will have no impact on forest land.

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 or conversion of forest land to non-forest use?

No Impact. A significant impact would occur if the proposed project would cause the conversion of farmland or forest land to non-agricultural or non-forest use. The project site and surrounding area have long been developed and urbanized. There is no farmland or forest land on the subject property or in the vicinity. Therefore, the project will have no impact on changes in the existing environment which could result in the loss of farmland or forest land.

III. AIR QUALITY

Where available, the significance criteria established by the South Coast Air Quality Management District (SCAQMD) may be relied upon to make the following determinations.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Conflict with or obstruct implementation of the applicable air quality plan?

Less than significant Impact. The South Coast Air Quality Management District (SCAQMD) is the agency primarily responsible for comprehensive air pollution control in the South Coast Air Basin and reducing emissions from area and point stationary, mobile, and indirect sources. The SCAQMD prepared the 2012 Air Quality Management Plan (AQMP) to meet federal and state ambient air quality standards. A significant air quality impact may occur if a project is inconsistent with the AQMP or would in some way represent a substantial hindrance to employing the policies or obtaining the goals of that plan. The proposed project is not expected to conflict with or obstruct the implementation of the AQMP and SCAQMD rules. In addition, the project is also subject to the City of Los Angeles' Green Building Program Ordinance (Ordinance No. 179,890), which was adopted to reduce the use of natural resources, create healthier living environments, and minimize the negative impacts of development on local, regional, and global ecosystems. Therefore, project impacts related to the implementation of any applicable air quality plan will be less than significant.

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the air basin is non-attainment under an applicable federal or state ambient air quality standard?

Less Than Significant Impact. A significant impact may occur if the proposed project would contribute substantially to an increase of a designated criteria pollutant. Potential sources of criteria pollutants from the project include fugitive dust and the movement of vehicles and

equipment during construction and demolition, physical construction (such as of pavement or application of architectural coatings), and the movement of vehicles and energy use during operation of the completed development. The proposed project and the entire Los Angeles metropolitan area are located within the South Coast Air Basin, which is characterized by relatively poor air quality. The Basin is currently classified as a federal and State non-attainment area for Ozone (O₃), Respirable Particulate Matter (PM₁₀ and PM_{2.5}), and lead (Pb) and a federal attainment/maintenance area for Carbon Monoxide (CO). It is classified as a State attainment area for CO, and it currently meets the federal and State standards for Nitrogen Dioxide (NO₂), Sulfur Oxides (SO_x), and lead (Pb). Because the Basin is designated as a State and/or federal nonattainment air basin for O₃, PM₁₀, PM_{2.5}, and NO₂, there is an on-going regional cumulative impact associated with these pollutants. However, an individual project can emit these pollutants without significantly contributing to this cumulative impact depending on the magnitude of emissions. This magnitude is determined by the project-level significance thresholds established by the SCAQMD. The proposed project has less than 80 residential units (36 units), less than 75,000 square feet of non-residential use (1,060 square feet), and less than 20,000 cubic yards of soil export (approximately 500 cubic yards), and therefore, does not require an air quality assessment as it is unlikely to exceed SCAQMD construction or operational thresholds. The project would be subject to regulatory compliance measures, which reduce the impacts of operational and construction regional emissions. A project of this size (36 units) would not likely exceed the project-level SCAQMD localized significance thresholds for criteria air pollutants and the impact would be less than significant.

c) Expose sensitive receptors to substantial pollutant concentrations?

Less Than Significant Impact. A significant impact may occur if a project were to generate pollutant concentrations to a degree that would significantly affect sensitive receptors. The SCQAMD identifies the following as sensitive receptors: long-term health care facilities, rehabilitation centers, convalescent enters, retirement homes, residences, schools playgrounds, child care centers, and athletic facilities. The SCAQMD has developed localized significance thresholds (LSTs) that are based on the amount of maximum daily localized construction emissions per day that can be generated by a project that would cause or contribute to adverse localized air quality impacts. These apply to projects that are less than or equal to five acres in size and only to the PM₁₀, PM_{2.5}, CO, and NO_x criteria pollutants. The nearest sensitive receptors are single family and multifamily dwellings to the east, west, and north of the project site and a senior apartment building to the southeast of the site.

Based on published studies for similar projects, the construction phase of the project would not likely exceed the SCAQMD significance thresholds for emissions of Carbon Monoxide (CO), Reactive Organic Compounds (ROC), Nitrogen Oxides (NO_x), Particulate Matter (PM₁₀ and PM_{2.5}), Sulfur Dioxide (SO₂), and Sulfur Oxides (Sox). Therefore, localized emission impacts for the proposed project would be less than significant for all construction phases and the proposed project would not expose sensitive receptors to substantial localized criteria pollutant emissions during construction. The California Air Resources Board (CARB) has published guidance for locating new sensitive receptors (e.g., residences) away from nearby sources of air pollution. Relevant recommendations include avoiding siting new sensitive land uses within 500 feet of a freeway or 300 feet of a large gas station (defined as a facility with a throughput of 3.6 million gallons per year or greater). The location of the proposed project would be consistent with the

CARB recommendations for locating new sensitive receptors. Therefore, the proposed project would result in a less than significant impact.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less Than Significant Impact. Potential sources that may emit odors during construction activities include equipment exhaust and architectural coatings. Odors from these sources would be localized and generally confined to the immediate area surrounding the project site. The proposed project would utilize typical construction techniques, and the odors would be typical of most construction sites and temporary in nature. Construction of the proposed project would not cause an odor nuisance.

According to the SCAQMD, land uses and industrial operations that are associated with odor complaints include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies and fiberglass molding. The proposed land uses would not result in activities that create objectionable odors. Therefore, the proposed project would result in a less-than-significant impact related to objectionable odors.

IV. BIOLOGICAL RESOURCES

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Less Than Significant Impact. A project would have a significant biological impact through the loss or destruction of individuals of a species or through the degradation of sensitive habitat. The

project site is located in a highly urbanized area adjacent to the intersection of Vesper Avenue and Van Nuys Boulevard. The site is approximately 32,675 square feet in area. The site is paved along the southern property line and is largely unpaved in the front and rear yards. Per the Arborist Statement prepared by William R. McKinley, Certified Arborist, dated November 22, 2015, there are 10 significant non-protected trees on site and three adjacent street trees along Van Nuys Place. The existing street trees will remain. There are no protected trees on site. All 10 trees located on site are proposed for removal to construct the proposed project. The project will be conditioned to replace the trees removed at a rate of 2:1. The surrounding area has long been developed with low density residential and commercial uses, and the existing vegetation on the site is unlikely to provide any valuable habitat for wildlife identified as a candidate, sensitive, or special status species by local, regional, or State agencies. Therefore, the project will have less than significant impacts on any identified wildlife species.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

No Impact. A significant impact may occur if any riparian habitat or natural community would be lost or destroyed as a result of the project. The subject property is developed with one duplex and is paved along the southern property line. The site does not contain any riparian habitat and does not contain any streams or water courses necessary to support riparian habitat. Therefore, the proposed project would not have any effect on riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife (CDFW) or the United States Fish and Wildlife Services (USFWS), and no impacts would occur.

c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact. A significant impact would occur if the project would modify or remove protected wetlands. There are no protected wetlands on the subject property or in the surrounding area. The project site is developed with one single-story duplex built in 1910. The site consists of hardscape at the southern portion of the site and landscape in the front and rear yards. The surrounding area has long been developed and urbanized and consists of a variety of established low density commercial and residential uses primarily developed throughout the 20th century. Therefore, the project will have no impact on protected wetlands.

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?

No Impact. A significant impact would occur if the proposed project would interfere with, or remove access to, a migratory wildlife corridor or impede use of native wildlife nursery sites. The area surrounding the project site has long been developed and urbanized and consists of a variety of established low density commercial and residential uses primarily developed throughout the 20th century. The surrounding area has long been developed with urban uses and infrastructure, and is not suitable for wildlife corridors. In addition, the project site is developed with existing single-story residential structures and primarily consists of paved/developed with facilities. While the subject property does have some landscaped areas, these are not anticipated to have a significant impact on native or migrating species. Furthermore, the property is subject to Regulatory Compliance Measures, such as the Migratory Bird Treaty Act. Therefore, the project will have no impact on the movement of any native resident or migratory fish or wildlife species,

any established native resident or migratory wildlife corridors, or the use of native wildlife nursery sites.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No Impact. A significant impact would occur if the proposed project would be inconsistent with any applicable local regulations governing biological resources. The project will not conflict with any local policies or ordinances protecting biological resources, including the City of Los Angeles Protected Tree Ordinance (Ordinance No. 177,404). As noted in the Tree Report prepared by William R. McKinley, dated November 22, 2015, there the project will not impact any protected trees. There are 10 non-protected trees located on the site proposed for removal to construct the proposed project. There are three non-protected street trees on Van Nuys Place adjacent to the site. The project is also required to comply with the provisions of the Migratory Bird Treaty Act and the California Fish and Game Code, both of which protect migratory birds that may use trees on or adjacent to the project site for nesting. Therefore, the project will not conflict with and will have no impact on any local policies or ordinances protecting biological resources.

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?

No Impact. A significant impact may occur if the proposed project would be inconsistent with any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. The project site and its vicinity are not located within any approved or adopted habitat conservation plan. Therefore, the project will not conflict with and will have no impact on any applicable habitat conservation plans.

V. CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Cause a substantial adverse change in the significance of a historical resource as pursuant to State CEQA Guidelines §15064.5?

No Impact. A significant impact may occur if the proposed project would substantially alter the environmental context of or remove identified historical resources. The project includes the demolition of one duplex constructed in 1910. The structure has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historic Places, the Los Angeles Historic-Cultural Monuments Register, and/or any local register. In addition, the site was not found to be a potential historic resource based on SurveyLA or HistoricPlacesLA, which are citywide surveys of Los Angeles. The subject property is not part of a planning district with historic significance and is not located within a Historic Preservation Overlay District as designated by the City. Therefore, the project will have no impact on historical resources.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to State CEQA Guidelines §15064.5?

Less Than Significant Impact. A significant impact may occur if the project would remove, alter, or destroy a known or unknown archaeological resource. Section 15064.5 of the State CEQA Guidelines defines significant archaeological resources as those that meet the criteria for historical resources or those that constitute unique archaeological resources. A significant impact would occur if the project would significantly affect any such resources.

The project is required to comply with all regulations governing the discovery of archaeological resources. If archaeological resources are discovered during excavation, grading, or construction activities, work will cease in the area of the find until a qualified archaeologist has evaluated the find in accordance with applicable federal, State, and local guidelines. Any found resources would be treated in accordance with the same applicable guidelines. As analyzed under Section XVIII, Tribal Cultural Resources, an informational letter was mailed to California Native American Tribes known to have resources in the project area and requesting any information regarding resources that may existing on or near the project site pursuant to Assembly Bill 52 (AB52). The project will

be conditioned that if archaeological resources of Native American origin are discovered during excavation, grading, or construction activities, work will cease in the area of the find. The applicant shall contact the Department of City Planning and all California Native American tribes that have informed the City they are traditionally and culturally affiliated with the geographic area of the project to determine if the object or artifact appears to be a tribal cultural resources. Therefore, the project will have a less than significant impact on any archaeological resources.

c) Disturb any human remains, including those interred outside of formal cemeteries?

Less Than Significant Impact. A significant impact would occur if previously interred human remains would be disturbed during excavation of the project site. Human remains could be encountered during excavation and grading activities associated with the proposed project. While no formal cemeteries, other places of human internment, or burial grounds or sites are known to occur within the project area, there is always a possibility that human remains can be encountered during construction. If human remains are encountered unexpectedly during construction demolition and/or grading activities, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to California Public Resources Code (PRC) Section 5097.98. If human remains of Native American origin are discovered during project construction, compliance with state laws, which fall within the jurisdiction of the Native American Heritage Commission (NAHC) (Public Resource Code Section 5097), relating to the disposition of Native American burials will be adhered to. As analyzed under Section XVIII, Tribal Cultural Resources, an informational letter was mailed to California Native American Tribes known to have resources in the project area and requesting any information regarding resources that may existing on or near the project site pursuant to Assembly Bill 52 (AB52). The project will be conditioned that in the event any human skeletal remains are encountered at the project site during construction or the course of any ground disturbance activities, all such activities will halt immediately and the County Coroner will be contacted. The Native American Heritage Commission will be contacted if the remains are determined to be of Native American descent. Therefore, the impact would be less than significant.

VI. ENERGY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Less Than Significant Impact. The project will be subject to all applicable building codes, including State Building Code Title 24 regulations, the City of Los Angeles Green Building Code, and the City's Department of Water and Power during construction and operation. The majority of energy usage in the project will arise from lighting and climate control. Adherence to all applicable energy regulations will ensure conformance with the State's goal of promoting energy and lighting efficiency. Therefore, the project will have a less than significant impact on energy consumption.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

No Impact. A significant impact may occur if the proposed project would be inconsistent with any applicable regulations governing renewable energy or energy efficiency. The project is required to comply with all such regulations; therefore, the project will not be inconsistent with and thus will have no impact on any renewable energy or energy efficiency plans.

VII. GEOLOGY AND SOILS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Directly or indirectly cause 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Be located on a geologic unit that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) **Directly or indirectly cause 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.**

No Impact. A significant impact would occur if the proposed project would cause personal injury or death or result in property damage as a result of a fault rupture occurring on the project site and if the project site is located within a State-designated Alquist-Priolo Zone or other designated fault zone. According to the California Department of Conservation Special Studies Zone Map, the project site is not located within an Alquist-Priolo Special Studies Zone or Fault Rupture Study Area. The nearest fault is the Northridge Fault located 2.2 kilometers from the subject site. The proposed project would not expose people or structures to potential adverse effects resulting from the rupture of known earthquake faults. The Alquist-Priolo Earthquake Fault Zoning Act is intended to mitigate the hazard of surface fault rupture on structures for human occupancy. Therefore, no impacts would occur.

ii) **Strong seismic ground shaking?**

Less Than Significant Impact. A significant impact would occur if the proposed project would cause personal injury or death or result in property damage as a result of seismic ground shaking. The entire Southern California region is susceptible to strong ground shaking from severe earthquakes. Consequently, development of the proposed project could expose people and structures to strong seismic ground shaking. However, the proposed project would be designed and constructed in accordance with State and local Building Codes to reduce the potential for exposure of people or structures to seismic risks to the maximum extent possible. The proposed project would be required to comply with the California Department of Conservation, Division of Mines and Geology (CDMG), which provides guidance for the evaluation and mitigation of earthquake-related hazards, and with the seismic safety requirements in the Uniform Building Code (UBC) and the LAMC. Compliance with such requirements would reduce seismic ground shaking impacts to the maximum extent practicable with current engineering practices. Therefore, impacts related to strong seismic ground shaking would be less than significant.

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

No Impact. Based upon the criteria established in the City of Los Angeles CEQA Thresholds Guide, a significant impact may occur if a proposed project site is located within a liquefaction zone. Liquefaction is the loss of soil strength or stiffness due to a buildup of pore-water pressure during severe ground shaking. This site is not located in the California Department of Conservation's Seismic Hazard Zones Map, and the project site is not located within a liquefaction zone. Therefore, no impact related to seismic-related ground failure, including liquefaction, would occur.

iv) **Landslides?**

No Impact. A significant impact would occur if the proposed project would be implemented on a site that would be located in a hillside area with unstable geological conditions or soil types that would be susceptible to failure when saturated. According to the California Department of Conservation, Division of Mines and Geology, the Seismic Hazard Zones Map for this area shows the project site is not located within a landslide hazard zone. The project

site and surrounding area are relatively flat. Therefore, the proposed project would not expose people or structures to potential effects resulting from landslides, and no impacts would occur.

b) Result in substantial soil erosion or the loss of topsoil?

Less Than Significant Impact. A significant impact may occur if construction activities or future uses would result in substantial soil erosion or loss of topsoil. The project proposes the demolition of the existing duplex and the construction of a three-story mixed use building with at-grade parking. The applicant is proposing a maximum of 500 cubic yards of grading. The project does not propose any subterranean parking, and it would not significantly affect existing soil conditions as the property has long been developed and improved. Construction activities will be performed in accordance with the requirements of the City Building Code and the Los Angeles Regional Water Quality Control Board through the City's Stormwater Management Division. The project will also be required to develop a Storm Water Pollution Prevention plan, which will require implementation of an erosion control plan to reduce the potential for wind or waterborne erosion during the construction process. Therefore, the project will have a less than significant impact on soil erosion or the loss of topsoil.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

Less Than Significant Impact. A significant impact would occur if any unstable geological conditions would result in any type of geological failure, including lateral spreading, off-site landslides, liquefaction, or collapse. Development of the proposed project would not have the potential to expose people and structures to seismic-related ground failure, including liquefaction and landslide. Subsidence and ground collapse generally occur in areas with active groundwater withdrawal or petroleum production. The extraction of groundwater or petroleum from sedimentary source rocks can cause the permanent collapse of the pore space previously occupied by the removed fluid. According to the Safety Element of the City of Los Angeles General Plan, Critical Facilities and Lifeline Systems, Exhibit E and the Environmental and Public Facilities Map (1996), the project site is not identified as being located in an oil field or within an oil drilling area.

The project will comply with all applicable provisions of the City's Municipal Code and Uniform Building Code, which are designed to assure safe construction practices. Compliance with these regulatory measures as well as implementation of all standard construction practices will ensure that building foundation requirements are appropriate to site conditions and that the integrity of the project site and the proposed structures is maintained. Therefore, the project will have a less than significant impact on the potential for landslide, lateral spreading, subsidence, liquefaction, or collapse.

d) Be located on expansive soil, as defined in Table 18 1 B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

Less Than Significant Impact. A significant impact may occur if the project would be sited on any expansive soil without proper site preparation or design features to provide adequate foundations for project buildings. Expansive soils have relatively high clay mineral content and expand with the addition of water and shrink when dried, which can cause damage to overlying structures. The project will comply with all of the requirements of the City Uniform Building Code and Municipal Code. Compliance with these regulatory measures will reduce impacts related to expansive soil. Therefore, the project will have a less than significant impact on risks involving expansive soil.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

Less Than Significant Impact. A significant impact may occur if adequate wastewater disposal is not available in sites where sewers are not available. The subject property is developed with one existing duplex and purposes the construction of a three-story mixed use building. The project site and the surrounding area have long been developed with urban uses, and the area is well served by existing wastewater infrastructure. The proposed project will connect to existing sewer lines that serve the project site and the surrounding area and will not utilize septic tanks or other alternative wastewater disposal systems. Therefore, the project will have a less than significant impact on soil capability to support septic tanks or other alternative wastewater disposal systems.

f) . Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less Than Significant Impact. A significant impact may occur if excavation or construction activities associated with the proposed project would disturb paleontological or unique geological features. In accordance with regulatory measures, if paleontological resources are discovered during excavation, grading, or construction, the City of Los Angeles Department of Building and Safety would be notified immediately, and all work would halt in the area of the find until a qualified paleontologist evaluates the find. The paleontologist would determine the location, the time frame, and the extent to which any monitoring of earthmoving activities would be required. Any found deposits would be treated in accordance with applicable Federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. Therefore, as the project is required to adhere to these regulatory measures, it would have a less than significant impact on paleontological resources or unique geologic features.

VIII. GREENHOUSE GAS EMISSIONS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Less Than Significant Impact. Greenhouse gases (GHG) are those gaseous constituents of the atmosphere, both natural and human generated, that absorb and emit radiation at specific wavelengths within the spectrum of terrestrial radiation emitted by the earth's surface, the atmosphere itself, and by clouds. The City has adopted the LA Green Plan to provide a citywide plan for achieving the City's GHG emissions targets, for both existing and future generation of GHG emissions. In order to implement the goal of improving energy conservation and efficiency, the Los Angeles City Council has adopted multiple ordinances and updates to establish the current Los Angeles Green Building Code (LAGBC) (Ordinance No. 181,480). The LAGBC requires projects to achieve a 20% reduction in potable water use and wastewater generation. Through required implementation of the LAGBC, the proposed project would be consistent with local and statewide goals and policies aimed at reducing the generation of GHGs. Therefore, the proposed project's generation of GHG emissions would not make a cumulatively considerable contribution to emissions and impacts would be less than significant.

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

Less Than Significant Impact. The California legislature passed Senate Bill (SB) 375 to connect regional transportation planning to land use decisions made at a local level. SB 375 requires the metropolitan planning organizations to prepare a Sustainable Communities Strategy (SCS) in their regional transportation plans to achieve the per capita GHG reduction targets. For the SCAG region, the SCS is contained in the 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). The 2012-2035 RTP/SCS focuses the majority of new housing and job growth in high-quality transit areas and other opportunity areas on existing main streets, in downtowns, and commercial corridors, resulting in more opportunity for transit-oriented development. In addition, SB 743, adopted September 27, 2013, encourages land use and transportation planning decisions that reduce vehicle miles traveled, which contribute to GHG emissions, as required by AB 32. The project would provide infill residential development along Van Nuys Boulevard, where Metro is proposing light rail under the East San Fernando Valley Transit Corridor Project. Light rail trains are expected to operate in the Van Nuys Boulevard

median for 6.7 miles beginning at the Van Nuys Metro Orange Line station to San Fernando Road. As such, the proposed Project would not interfere with SCAG's ability to implement the regional strategies outlined in the 2012-2035 RTP/SCS. The proposed project, therefore, would be consistent with statewide, regional and local goals and policies aimed at reducing GHG emissions and would result in a less than significant impact related to plans that target the reduction of GHG emissions.

IX. HAZARDS AND HAZARDOUS MATERIALS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less Than Significant Impact. A significant impact would occur if the proposed project would create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Construction of the proposed project would involve the temporary use of potentially hazardous materials, including vehicle fuels, oils, and transmission fluids. Operation of the project would involve the limited use and storage of common hazardous substances typical of those used in multi-family residential and retail/commercial developments, including lubricants, paints, solvents, custodial products (e.g., cleaning supplies), pesticides and other landscaping supplies, and vehicle fuels, oils, and transmission fluids. No uses or activities are proposed that would result in the use or discharge of unregulated hazardous materials and/or substances, or create a public hazard through transport, use, or disposal. As a mixed use development, the proposed project would not involve large quantities of hazardous materials that would require routine transport, use, or disposal. With compliance to applicable standards and regulations and adherence to manufacturer's instructions related to the transport, use, or disposal of hazardous materials, the proposed project would not create a significant hazard through the routine transport, use, or disposal of hazardous materials, and impacts would be less than significant.

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?

Less Than Significant Impact. A significant impact would occur if the proposed project created a significant hazard to the public or environment due to a reasonably foreseeable release of hazardous materials. The existing duplex on the subject site was constructed in 1910, the two commercial buildings were constructed in the 1950s. Therefore, it is possible that these structures may contain asbestos-containing materials (ACMs) and lead-based paint (LBP). Demolition of these buildings would have the potential to release asbestos fibers into the atmosphere if such materials exist and they are not properly stabilized or removed prior to demolition activities. The removal of asbestos is regulated by SCAQMD Rule 1403; therefore, any asbestos found on-site would be required to be removed in accordance with applicable regulations prior to demolition. Similarly, it is likely that lead-based paint is present in buildings constructed prior to 1979. Compliance with existing State laws regarding removal would be required, resulting in a less than significant impact.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

No Impact. Construction activities have the potential to result in the release, emission, handling, and disposal of hazardous materials within one-quarter mile of an existing school. Liggett Street Elementary School is located 0.4 miles southeast of the subject site at 9373 Moonbeam Avenue. A significant impact would occur if the proposed Project site is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and would create a significant hazard to the public or the environment. The California Department of Toxic Substances Control (DTSC) maintains a database (EnviroStor) that provides access to detailed information on hazardous waste permitted sites and corrective action facilities, as well as existing site cleanup information. EnviroStor also provides information on investigation, cleanup, permitting, and/or corrective actions that are planned, being conducted, or have been completed under DTSC's oversight. A review of EnviroStor did not identify any records of hazardous waste facilities on the project site. Therefore the site proposed project will not be located on a site that would emit hazardous emissions or handle hazardous or acutely hazardous materials,

substances, or waste and is within one-quarter of a mile of an existing or proposed school, and no impact would occur.

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?

No Impact. A significant impact would occur if the proposed project site is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and would create a significant hazard to the public or the environment. The California Department of Toxic Substances Control (DTSC) maintains a database (EnviroStor) that provides access to detailed information on hazardous waste permitted sites and corrective action facilities, as well as existing site cleanup information. EnviroStor also provides information on investigation, cleanup, permitting, and/or corrective actions that are planned, being conducted, or have been completed under DTSC's oversight. A review of EnviroStor did not identify any records of hazardous waste facilities on the project site. There are also no active cleanup sites or sites pending further action near the project site. Therefore, as the subject property is not included on a list of hazardous materials sites, it will have no impact on significant hazards as a result of inclusion on a list of hazardous materials sites.

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 or excessive noise for people residing or working in the project area?

No Impact. A significant impact may occur if the project would expose people to excessive noise levels or safety hazards as a result of proximity to an airport. The site is located in an Airport Hazard Zone (400' Height Limit Above Elevation 790), but the site is not located within two miles of any airfield or airport. The subject property is also not within any adopted airport land use plans or within any airport influence area, per the Los Angeles County Airport Land Use Commission. Therefore, the project will have no impact as it is not located within the vicinity of a private airstrip, an airport land use plan, or two miles of a public airport or public use airport.

f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

No Impact. A significant impact may occur if the project would conflict with any adopted emergency transportation routes. The project site is approximately one block north of Van Nuys Boulevard, which a major arterial roadway in the area. According to the Safety Element of the City of Los Angeles General Plan, Critical Facilities and Lifeline Systems dated November 1996, Van Nuys Boulevard is designated as a selected disaster route. The proposed project will not require the closure of any public or private streets, including this emergency route, and will not impede emergency vehicle access to the project site or surrounding area. Additionally, emergency access to and from the project site would be provided in accordance with the requirements of the Los Angeles Fire Department (LAFD). Therefore, the project will have no impact on any adopted emergency response plans or emergency evacuation plans.

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

No Impact. A significant impact may occur if the project would expose people or structures to a high risk of wildfire. The project site is located in a highly urbanized area of the City, and there are no wildlands in the immediate vicinity of the project site. The site is not located in a Very High Fire Hazard Severity Zone or Fire District No. 1. Therefore, the project will not significantly expose

people or structures to a high risk of wildfire and will have no impact on risk of loss, injury, or death involving wildland fires.

X. HYDROLOGY AND WATER QUALITY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. Result in substantial erosion or siltation on- or off-site;				
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;				
iii. 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; or				
iv. Impede or redirect flood flows?				
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Less Than Significant Impact. A significant impact would occur if the proposed project discharges water that does not meet the quality standards of agencies which regulate surface water quality and water discharge into storm water drainage systems, or does not comply with all

applicable regulations as governed by the Los Angeles Regional Water Quality Control Board. Stormwater runoff from the proposed project has the potential to introduce small amounts of pollutants into the stormwater system. Pollutants would be associated with runoff from landscaped areas (pesticides and fertilizers) and paved surfaces (ordinary household cleaners). Thus, the proposed project would be required to comply with the National Pollutant Discharge Elimination System standards and the City's Stormwater and Urban Runoff Pollution Control regulations (Ordinance No. 172,176 and No. 173,494) to ensure pollutant loads from the project site are minimized for downstream receiving waters. The ordinances contain requirements for construction activities and operation of projects to integrate low impact development practices and standards for stormwater pollution mitigation, and maximize open, green and pervious space on all projects consistent with the City's landscape ordinance and other related requirements in the City's Development Best Management Practices (BMPs) Handbook. Conformance would be ensured during the City's building plan review and approval process. Therefore, the proposed project would result in less-than-significant impacts.

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Less Than Significant Impact. A significant impact may occur if the project would substantially deplete groundwater or interfere with groundwater recharge. The proposed project will not require the use of groundwater at the project site; potable water will be supplied by the Los Angeles Department of Water and Power (LADWP), which draws water supplies from distant sources and which conducts its own assessments and mitigation of potential environmental impacts. The project proposes to construct a new three-story mixed use structure with at-grade parking. As there are no subterranean levels proposed, the project will not likely have a significant impact on existing aquifers or penetrate the water table. Therefore, the impact on groundwater supplies or groundwater recharge would be less than significant.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

- i. Result in substantial erosion or siltation on- or off-site;
- ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;
- iii. 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; or
- iv. Impede or redirect flood flows?

Less Than Significant Impact. A significant impact would occur if the proposed project would substantially alter the drainage pattern of an existing stream or river so that erosion or siltation would result. There are no streams or rivers located in the project vicinity. Project construction may temporarily expose on-site soils to surface water runoff. However, the project will comply with construction-related BMPs and the Storm Water Pollution Prevention Plan would control and minimize erosion and siltation. Any project that creates, adds, or replaces 500 square feet of impervious surface would comply with the City's Low Impact Development regulations and the Standard Urban Stormwater Mitigation Plan to address water runoff and stormwater pollution. During project operation, storm water or any runoff irrigation waters would be directed into existing

storm drains that are currently receiving surface water runoff under existing conditions. Significant alterations to existing drainage patterns within the project site and surrounding area would not occur. Impermeable surfaces resulting from the development of the project would not substantially change the volume of stormwater runoff in a manner that would result in flooding on- or off-site. A significant impact would occur if runoff water would exceed the capacity of existing or planned storm drain systems serving the project site, or if the proposed project would substantially increase the probability that polluted runoff would reach the storm drain system. Site-generated surface water runoff would continue to flow to the City's storm drain system. Any project that creates, adds, or replaces 500 square feet of impervious surface must comply with the Low Impact Development (LID) Ordinance or alternatively, the City's Standard Urban Stormwater Mitigation Plan as an LAMC requirement to address water runoff and storm water pollution. Therefore, the proposed project would result in less-than-significant impacts related to existing storm drain capacities or water quality.

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

No Impact. A significant impact may occur if the proposed project would be sited in a 100- year or 500-year floodplain, an area susceptible to flooding, or a seiche or tsunami zone. Seiche is an oscillation of a body of water in an enclosed or semi-enclosed basin, such as a reservoir, harbor, or lake. A tsunami is a sea wave produced by a significant undersea disturbance. The subject property is located in an established suburban area and is surrounded by established residential and commercial uses. Per NavigateLA, the subject property is not located within a 100-year or 500-year floodplain or a flood hazard zone. The subject property is not located near any bodies of water that may be inundated by seiche and is not located within a Tsunami Inundation Zone. Therefore, the project will have no impact on risks arising from flood hazards, tsunami, or seiche zones.

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less Than Significant Impact. A significant impact would occur if the project will conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. The project proposes the construction of a three-story mixed-use building with at-grade parking; such uses would not be expected to impact any water quality control measures. The proposed project would be required to comply with the National Pollutant Discharge Elimination System standards and the City's Stormwater and Urban Runoff Pollution Control regulations (Ordinance No. 172,176 and No. 173,494) to ensure pollutant loads from the project site are minimized for downstream receiving waters. The ordinances contain requirements for construction activities and operation of projects to integrate low impact development practices and standards for stormwater pollution mitigation, and maximize open, green and pervious space on all projects consistent with the City's landscape ordinance and other related requirements in the City's Development BMPs Handbook. Any project that creates, adds, or replaces 500 square feet of impervious surface must comply with the LID Ordinance or alternatively, the City's Standard Urban Stormwater Mitigation Plan, as an LAMC requirement to address water runoff and storm water pollution. Conformance would be ensured during the City's building plan review and approval process. Therefore, the project will have a less than significant impact on water quality control plans or sustainable groundwater management plans.

XI. LAND USE AND PLANNING

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Physically divide an established community?

No Impact. A significant impact may occur if the project would be sufficiently large or configured in such a way so as to create a physical barrier within an established community. A physical division of an established community is caused by an impediment to through travel or a physical barrier, such as a new freeway with limited access between neighborhoods on either side of the freeway, or major street closures. The proposed project would not involve any street vacation or closure or result in development of new thoroughfares or highways. The project proposes construction of a new three-story mixed use building in an urbanized area of Los Angeles and will not divide an established community. Therefore, no impact will occur.

b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Less Than Significant Impact. A significant impact may occur if the proposed project would be inconsistent with the General Plan or zoning designations currently applicable to the project site, and if those inconsistencies would cause adverse environmental effects. The project site is located within the adopted Mission Hills-Panorama City-North Hills Community Plan, which is one of 35 Community Plans that make up the Land Use Element of the City of Los Angeles General Plan. The Community Plan designates the subject site for Low Medium I Residential land uses. The site is currently zoned [T][Q]RD3-1. Footnote no. 3 of the Community Plan Map limits height to height district -1VL, 3 stories, and 1.5:1 FAR. The applicant is requesting a General Plan Amendment to change the land use designation of the site to Neighborhood Commercial, which has corresponding zones of C1, C1.5, C2, C4, RAS3, RAS4, and P. The applicant is also requesting a Zone Change to C1-1. The project will conform to the C1 land uses and densities pursuant to the Los Angeles Municipal Code. The project is proposing to construct a mixed use project consisting of 36-units and 1,060 square feet of commercial space.

The project will be conditioned to comply with all applicable zoning standards and regulations, including those governing use, floor-to-area ratio, and height and all applicable policies adopted for the purpose of avoiding or mitigating an environmental effect. The project has also been reviewed by various City departments, including the Bureau of Engineering and the Department of Transportation, and will comply with all conditions imposed by those agencies in order to be consistent with the applicable department plans and policies. Therefore, the project will not be inconsistent with, and will have no impact on, plans, policies, or regulations adopted for the purpose of avoiding or mitigating an environmental effect.

XII. MINERAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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?

No Impact. A significant impact would occur if the proposed project would result in the loss of availability of a known mineral resource of regional or statewide value. The subject property is not classified by the City of Los Angeles as containing significant mineral deposits, nor is it designated for a mineral extraction land use. The subject property is not classified by the City of Los Angeles as being in an oil field or oil drilling area. Therefore, the project will not result in the loss of availability of a regionally-valuable mineral resource, and no impact would occur.

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?

No Impact. A significant impact would occur if the proposed project would result in the loss of availability of a locally-important mineral resource recovery site. The subject property is not classified by the City of Los Angeles as containing significant mineral deposits, nor is it designated for a mineral extraction land use. The subject property is not classified by the City of Los Angeles as being in an oil field or oil drilling area. Therefore, the project will not result in the loss of availability of a locally-important mineral resource, and no impact would occur.

XIII. NOISE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. For a project located within the vicinity of a private airstrip or 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Less Than Significant Impact. A significant impact would occur if the project would result in temporary or permanent increase in ambient noise levels above those permitted by any applicable regulations. The City of Los Angeles has established policies and regulations concerning the generation and control of noise that could adversely affect its citizens and noise-sensitive land uses. Construction activity would result in temporary increases in ambient noise levels in the project area on an intermittent basis. Noise levels would fluctuate depending on the construction phase, equipment type and duration of use, distance between the noise source and receptor, and presence or absence of noise attenuation barriers. Construction noise for the project will cause a temporary increase in the ambient noise levels, but will be subject to the LAMC Sections 112.05 (Maximum Noise Level of Powered Equipment or Powered Hand Tools) and 41.40 (Noise Due to Construction, Excavation Work – When Prohibited) regarding construction hours and construction equipment noise thresholds. Construction and demolition shall be restricted to the hours of 7:00 a.m. to 9:00 p.m. Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturday and holidays. The project shall comply with the City of Los Angeles General Plan Noise Element and Ordinance No. 161,574, which prohibits the emission of creation of noise beyond certain levels at adjacent uses unless technically infeasible. Due to the proximity of the project to single family dwellings to the west and north, the implementation of Mitigation Measures herein will reduce construction and operational noise levels to a less than significant impact. As such, with mitigation, the project is anticipated to have a less than significant impact. **(MM XIII-20, MM XIII-30, MM XIII-60)**

XIII-20 Increased Noise Levels (Demolition, Grading, and Construction Activities)

- Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- A temporary noise control barrier shall be installed on the property line of the construction site abutting residential uses. The noise control barrier shall be engineered to reduce construction-related noise levels at the adjacent residential structures with a goal of a reduction of 10dBA. The supporting structure shall be engineered and erected according to applicable codes. The temporary barrier shall remain in place until all windows have been installed and all activities on the project site are complete.

XII-30 Increased Noise Levels (Parking Wall)

Environmental impacts to the adjacent residential properties may result due to noise from parking on the site. However, this potential impact will be mitigated to a less than significant level by the following measure:

- A 6-foot-high solid decorative masonry wall, measured from the lowest adjacent grade, adjacent to residential use and/or zones shall be constructed if no such wall exists.

XII-60 Increased Noise Levels (Mixed-Use Development)

Environmental impacts to proposed on-site residential uses from noises generated by proposed on-site commercial uses may result from project implementation. However, the potential impact will be mitigated to a less than significant level by the following measure:

- Wall and floor-ceiling assemblies separating commercial tenant spaces, residential units, and public places, shall have a Sound Transmission Coefficient (STC) value of at least 50, as determined in accordance with ASTM E90 and ASTM E413.

b) Generation of, excessive groundborne vibration or groundborne noise levels?

Less Than Significant Impact. Construction activities can generate varying degrees of vibration, depending on the construction procedures and the type of construction equipment used. The operation of construction equipment generates vibrations that spread through the ground and diminish with distance from the source. Unless heavy construction activities are conducted extremely close (within a few feet) to the neighboring structures, vibrations from construction activities rarely reach levels that damage structures. The project is not grading or proposing to drive piles into the site, and is thus unlikely to impact neighboring structures through groundborne vibration or noise. The project is also required to comply with all applicable regulations governing construction hours, equipment noise, and general noise emission. By complying with regulations and with the implementation of mitigation measures, the project will result in a less than significant impact related to construction vibration. **(MM XIII-20)**

XIII-20 Increased Noise Levels (Demolition, Grading, and Construction Activities)

- Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- A temporary noise control barrier shall be installed on the property line of the construction site abutting residential uses. The noise control barrier shall be engineered to reduce construction-related noise levels at the adjacent residential structures with a goal of a reduction of 10dBA. The supporting structure shall be engineered and erected according to applicable codes. The temporary barrier shall remain in place until all windows have been installed and all activities on the project site are complete.

c) For a project located within the vicinity of a private airstrip or an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. A significant impact may occur if the project would expose people to excessive noise levels as a result of proximity to an airport. The project site is not located within two miles of any airfield or airport. The subject property is also not within any adopted airport land use plans or within any airport influence area, per the Los Angeles County Airport Land Use Commission. Therefore, the project will have no impact as it is not located within the vicinity of a private airstrip, an airport land use plan, or two miles of a public airport or public use airport.

XIV. POPULATION AND HOUSING

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Less Than Significant Impact. A potentially significant impact would occur if the proposed project would induce substantial population growth that would not have otherwise occurred as rapidly or in as great a magnitude. The proposed project will result in the development of 36 residential units. The project will result in an intensification of the existing residential use, which may impact population growth; however, these will not result in a significant increase in unplanned population growth. Any population growth associated with the project would be anticipated and accounted for the City's General Plan and the Mission Hills-Panorama City-North Hills Community Plan, and is within the Southern California Association of Governments' (SCAG) 2020 population projections for the City in their 2012-2035 Regional Transportation Plan. The project would meet a growing demand for housing near jobs and transportation centers, consistent with State, regional and local regulations designed to reduce trips and greenhouse gas emissions. In addition, any secondary impacts of population growth, such as traffic and services, have been addressed and accounted for in other portions of this Initial Study. Therefore, the project will have a less than significant impact on unplanned population growth.

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

Less Than Significant Impact. A potentially significant impact would occur if the proposed project would displace a substantial quantity of existing residences or a substantial number of people. The proposed project would result in the demolition of one existing duplex. However, the proposed project would be subject to the tenant relocation and displacement requirements of the City. Per correspondence from the Housing and Community Development Investment Department dated August 21, 2019, the two units to be demolished are subject to replacement under AB 2556 and the Rental Stabilization Ordinance (RSO). Compliance with these requirements, including the provision of notice and payment of relocation fees, would reduce displacement impacts to less than significant.

XV. PUBLIC SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Fire protection?

Less Than Significant Impact. A significant impact would occur if the Los Angeles Fire Department (LAFD) could not adequately serve the proposed project, necessitating a new or physically altered station. The subject property and the surrounding area have long been developed and urbanized. There is one existing fire station, Fire Station 7, located approximately 0.4 miles to the south of the subject site at 14630 Plummer Street. There are multiple additional fire stations in the surrounding area, approximately 2-3 miles from the project site.

The project would result in a net increase of 34 residential dwelling units, which may increase the demand for LAFD fire and emergency services. To maintain the level of fire protection and emergency services, the LAFD may require additional fire personnel and equipment. However, given that the surrounding area is established and well-developed with fire stations, it is not anticipated that there would be a need to expand or construct a new fire station to serve the project. In addition, LAFD can shift resources to meet local demands for fire protection and emergency services. The proposed project will not be likely create capacity or service level problems, and thus will not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times, and other performance objectives for fire protection. Therefore, the project will have a less than significant impact on fire protection services.

b) Police protection?

Less Than Significant Impact. A significant impact would occur if the Los Angeles Police Department (LAPD) could not adequately serve the proposed project, necessitating a new or physically altered station. The subject property and the surrounding area have long been developed and urbanized. The property is served by the LAPD Valley Bureau's Mission

Community Station, located approximately 2.7 miles to the north of the project site at 11121 Sepulveda Boulevard. The project proposes net increase of 34 residential dwelling units, which may increase the demand for LAPD services. However, given that the surrounding area is established and well-served with existing police services, it is not anticipated that there would be a need to expand or construct a new police station to serve the project. The proposed project maintains and expands the existing residential use on the site and will not likely create capacity or service level problems, and thus will not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities. Therefore, the project will have a less than significant impact on police protection services.

c) Schools?

Less Than Significant Impact. A significant impact would occur if the proposed project would include substantial employment or population growth, which could generate a demand for school facilities that would exceed the capacity of the school district. The project proposes a net increase of 34 residential dwelling units, which could increase enrollment at schools that serve the area. However, development of the proposed project would be subject to California Government Code Section 65995, which would allow LAUSD to collect impact fees from developers of new residential and commercial space. Conformance to California Government Code Section 65995 is deemed to provide full and complete mitigation of impacts to school facilities. Therefore, the proposed project would result in a less than significant impact to public schools.

d) Parks?

Less Than Significant Impact. A significant impact would occur if the proposed project would exceed the capacity or capability of the local park system to serve the proposed project. The City of Los Angeles Department of Recreation and Parks (RAP) is responsible for the provision, maintenance, and operation of public recreational and park facilities and services in the City. The proposed project would result in a net increase of 34 residential dwelling units, which could result in increased demand for parks and recreation facilities. Pursuant to Section 12.33 of the Los Angeles Municipal Code, the applicant shall pay the applicable fees for the construction of dwelling units. Therefore, the proposed project would not create capacity or service level problems, or result in substantial physical impacts associated with the provision of new or altered parks facilities. Accordingly, the project will have a less than significant impact on park facilities.

e) Other public facilities?

Less Than Significant Impact. A significant impact would occur if the proposed project would result in substantial employment or population growth that could generate a demand for other public facilities, such as libraries, which exceed the capacity available to serve the project site, necessitating new or physically altered public facilities. The project proposes a net increase of 34 residential dwelling units, which could result in increased demand for library services and resources of the Los Angeles Public Library System. Therefore, the proposed project is unlikely to create substantial capacity or service level problems that would require the provision of new or expanded public facilities in order to maintain an acceptable level of service. Accordingly, the project will have a less than significant impact on public facilities.

XVI. RECREATION

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated?

Less Than Significant Impact. A significant impact may occur if the proposed project would create substantial demand on local parks, thus accelerating their physical deterioration. The Department of Recreation and Parks is responsible for the provision, maintenance, and operation of public recreational and park facilities and services in the City. The project proposes the net increase of 34 residential dwelling units, which could result in an increased demand for parks and recreation facilities. The closest recreational facility to the site is the Albert Piantanida Intergenerational Facility, which is located 0.2 miles to the south. Additionally pursuant to LAMC Section 12.33, the applicant shall pay the applicable park fees for construction of dwelling units. Therefore, the project will not substantially increase demand and wear for parks, and the project will have a less than significant impact on the physical deterioration of existing parks.

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?

Less Than Significant Impact. A significant impact would occur if the proposed project includes or requires recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment. The proposed project includes common and private recreational areas in the form of private balconies, a common courtyard, and a common rear yard that are available to serve the project residents and their guests. As such, the project would not result in a substantial increase in the use of recreational and park facilities and does not require the construction or expansion of recreational facilities that might have an adverse impact on the environment. Additionally pursuant to LAMC Section 12.33, the applicant shall pay the applicable park fees for construction of dwelling units. Thus, a less than significant impact would occur.

XVII. TRANSPORTATION¹

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Less Than Significant Impact. A significant impact may occur if the project conflicts with or hinders any plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system. Under the previous traffic analysis measurement of Level of Service (LOS), the Los Angeles Department of Transportation (LADOT) has reviewed the traffic analysis prepared by Arthur L. Kassan, Registered Traffic Engineer, dated January 2019 for the proposed project. Future traffic has been analyzed for impact per LOS standards at three critical intersections: Van Nuys Boulevard/Plummer Street, Van Nuys Boulevard/Woodman Avenue, and Woodman Avenue/Lassen Street/Filmore Street. Under the LOS system of analysis, the project is estimated to generate a net increase of 357 daily trips, 25 trips in the a.m. peak hour, and 35 trips in the p.m. peak hour. Based on LADOT traffic impact criteria for LOS, the proposed project is not expected to generate significant traffic impacts at any of the three intersections identified for detailed analysis. Per correspondence dated March 14, 2019 from LADOT, the applicant should ensure that the project conform to the following policies and procedures:

- The parking layout plan shall include adjacent roadway curbs and all existing curb cuts, structures, vaults and trees within 25 feet of proposed driveways.

¹ Until the City has adopted new Transportation thresholds (or July 1, 2020, whichever is sooner), question b will remain unchanged. Once new thresholds have been adopted, the Initial Study will be updated to reflect the 2019 Appendix G for question b.

- Driveways should be designed pursuant to BOE Standard Plan S-440-3, with an accessible width “W” (exclusive of side slopes) of 30 feet for two-way access or 16 feet for one-way access; however, the drive aisle width shall be the minimum required pursuant to LAMC Section 12.21 A.4.
- A minimum of 50 feet of full-height curb shall be provided between driveways.
- A minimum 20-foot queuing reservoir between the future property line and the first parking stall shall be required at all ingress driveways.
- To provide internal circulation, all parking areas shall be contiguous and accessible from all other similarly designated parking areas without requiring the use of any public street.
- DOT may call for turn restrictions should conditions warrant them. Turn restrictions involve the posting of one or more signs in the public right-of-way by the Applicant, and shall be completed prior to the issuance of any certificate of occupancy.

Under CEQA traffic analysis is now measured as Vehicles Miles Traveled (VMT). Under VMT, the project is estimated to generate 197 daily vehicle trips, which is below the Department of Transportation’s threshold of 250 daily vehicle trips. Therefore the proposed project will have a less than significant impact regarding conflicts with a program, plan, ordinance, or policy addressing the circulation system.

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

Less Than Significant Impact. A significant impact may occur if the proposed project would individually or cumulatively exceed the service standards of the Los Angeles County Metropolitan Authority (Metro) Congestion Management Program (CMP). This program was created Statewide as a result of Proposition 11 and has been implemented locally by Metro. The CMP for Los Angeles County requires that the traffic impacts of individual development projects of potential regional significance be analyzed. Specific arterial roadways and all State highways comprise the CMP system, and a total of 164 intersections are identified for monitoring throughout Los Angeles County. The local CMP requires that all CMP monitoring intersections be analyzed where a project would likely add more than 50 trips during either the morning or evening peak hours. LADOT has reviewed the project and determined that there would be a net increase of 25 trips during a.m. peak hours and a net increase of 35 trips during p.m. peak hours. Therefore, although the project will result in an increase in trips, the increase would not add more than 50 trips during a.m. or p.m. peak hours, and impacts will be less than significant.

c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less Than Significant Impact with Mitigation Incorporated. A significant impact would occur if the proposed project would substantially increase an existing hazardous design feature or introduced incompatible uses to the existing traffic pattern. The proposed project will include a vehicular access driveway on Vesper Avenue and Van Nuys Place, which, is placed away from the pedestrian egress points on Vesper Avenue. However, the project may have potentially significant impacts on pedestrians on the street during construction phases. With implementation

of the referenced mitigation measure, the potential impacts related to hazards due to a design feature would be reduced to less-than-significant. **(MM XVII-80)**

XVII-80 Pedestrian Safety

- Applicant shall plan construction and construction staging as to maintain pedestrian access on adjacent sidewalks throughout all construction phases. This requires the applicant to maintain adequate and safe pedestrian protection, including physical separation (including utilization of barriers such as K-Rails or scaffolding, etc.) from work space and vehicular traffic and overhead protection, due to sidewalk closure or blockage, at all times.
- Temporary pedestrian facilities shall be adjacent to the project site and provide safe, accessible routes that replicate as nearly as practical the most desirable characteristics of the existing facility.
- Covered walkways shall be provided where pedestrians are exposed to potential injury from falling objects.
- Applicant shall keep sidewalk open during construction until only when it is absolutely required to close or block sidewalk for construction staging. Sidewalk shall be reopened as soon as reasonably feasible taking construction and construction staging into account.

d) Result in inadequate emergency access?

No Impact. A significant impact may occur if the project design threatened the ability of emergency vehicles to access and serve the project site or adjacent uses. Van Nuys Boulevard is an emergency/disaster route (City of Los Angeles, General Plan Safety Element Exhibit H, Critical Facilities & Lifeline Systems, 1996). The proposed project would not require the closure of any public or private streets and would not impede emergency vehicle access to the project site or surrounding area. Additionally, emergency access to and from the project site would be provided in accordance with the requirements of the LAFD. The project will also comply with all applicable regulations governing on-site access and internal emergency circulation. Therefore, the project will have no impact on emergency access.

XVIII. TRIBAL CULTURAL RESOURCES

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?

Less Than Significant Impact. Assembly Bill 52 (AB 52) established a formal consultation process for California Native American tribes to identify potential significant impacts to Tribal Cultural Resources, as defined in Public Resources Code Section 21704, as a part of CEQA. As specified in AB 52, lead agencies must provide notice inviting consultation to California Native American tribes that are traditionally and culturally affiliated with the geographic area of a proposed project if the Tribe has submitted a request in writing to be notified of proposed projects. The Tribe must respond in writing within 30 days of the City's AB 52 notice. The Native American Heritage Commission (NAHC) provided a list of Native American groups and individuals who might have knowledge of the religious and/or cultural significance of resources that may be in and near the project site. An informational letter was mailed to a total of 10 tribes known to have resources in the project area on October 11, 2017, describing the project and requesting any information regarding resources that may exist on or near the project site. On October 16, 2017,

a consultation request was received from the Gabrieleno Band of Mission Indians – Kizh Nation. On November 7, 2019, the Tribe deferred consultation to another Tribe who had not requested consultation within 30 days of the AB 52 notice. On January 14, 2020, the City contacted the Tribe via email concluding consultation. A record search of the Native American Heritage Commission (NAHC) Sacred Lands File was completed for the project site. The results of the search were negative for site specific information in the vicinity of the site, but notes that the absence of site specific information in the Sacred Lands File does not indicate the absence of cultural resources in a project area. The project will be conditioned that in the event of inadvertent discovery of tribal cultural resources during ground disturbance activities, the Department of City Planning and appropriate California Native American Tribes will be contacted to assess the object or artifact.

No information was obtained regarding any Tribal Cultural Resources at the project site. Citywide surveys of historic resources, SurveyLA and HistoricPlacesLA, have not identified any historic resources on the subject property or in the immediate vicinity. Additionally, there are no identified historic resources or resources eligible for listing in any local, state, or national register of historic resources on the subject property. Therefore based on the information available to and provided to the City, the project will have a less than significant impact on Tribal Cultural Resources.

b) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

Less Than Significant Impact. As noted above in No. XVIII(a), no tribal cultural resources were identified onsite. Should there be an inadvertent discovery during construction, the project will be conditioned to provide direction for that circumstance. There are no known resources determined to be significant to any California Native American Tribes. Therefore, the project will have a less than significant impact on Tribal Cultural Resources.

XIX. UTILITIES AND SERVICE SYSTEMS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Less Than Significant Impact. A significant impact may occur if the project would substantially increase demand on a utility provider such that the relocation or construction of a new or expanded utility facility would be necessary. The Los Angeles Department of Water and Power (LADWP) conducts water planning based on forecast population growth. The net addition of 34 units as a result of the proposed project would be consistent with Citywide growth, and, therefore, the project demand for water is not anticipated to require new water supply entitlements and/or require the expansion of existing or construction of new water treatment facilities beyond those already considered in the LADWP 2015 Urban Water Management Plan. Prior to any construction activities, the project applicant would be required to coordinate with the City of Los Angeles Bureau of Sanitation (BOS) to determine the exact wastewater conveyance requirements of the

proposed project, and any upgrades to the wastewater lines in the vicinity of the project site that are needed to adequately serve the proposed project would be undertaken as part of the project. Therefore, the project will have a less than significant impact on the relocation or construction of new or expanded utility facilities.

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Less Than Significant Impact. A significant impact may occur if the project would substantially increase water consumption to the extent that the current water supply would be inadequate to serve the project during normal, dry, and multiple dry years. LADWP conducts water planning based on forecast population growth. Although the project proposes to intensify the residential use on the subject property, it is unlikely to generate such a substantial increase in demand that would exceed the capacity of the existing water supply. The net addition of 34 units as a result of the proposed project would be consistent with Citywide growth, and, therefore, the project demand for water is not anticipated to require new water supply entitlements and/or require the expansion of existing or construction of new water treatment facilities beyond those already considered in the LADWP 2015 Urban Water Management Plan. Prior to any construction activities, the project applicant would be required to coordinate with the City of Los Angeles Bureau of Sanitation (BOS) to determine the exact wastewater conveyance requirements of the proposed project, and any upgrades to the wastewater lines in the vicinity of the project site that are needed to adequately serve the proposed project would be undertaken as part of the project. Therefore, the project will have a less than significant impact related to water supplies.

c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Less Than Significant Impact. A significant impact may occur if the amount of wastewater that the project would generate would exceed the capacity of the existing wastewater treatment provider. Although the project proposes to intensify the existing residential uses on the subject property, it is unlikely to generate such a substantial increase in demand that would exceed the capacity of the existing wastewater treatment system. Prior to any construction activities, the project applicant would be required to coordinate with the City of Los Angeles Bureau of Sanitation (BOS) to determine the exact wastewater conveyance requirements of the proposed project, and any upgrades to the wastewater lines in the vicinity of the project site that are needed to adequately serve the proposed project would be undertaken as part of the project. In addition, all wastewater from the project will be treated in accordance with the requirements of the Los Angeles Regional Water Quality Control Board. Therefore, the project will have a less than significant impact on wastewater capacity.

d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Less Than Significant Impact. A significant impact may occur if the amount of solid waste that the project would generate solid waste in excess of the capacity of existing infrastructure or otherwise impairs the attainment of solid waste reduction goals. The Los Angeles Bureau of Sanitation (BOS) and private waste management companies are responsible for the collection, disposal, and recycling of solid waste within the City, including the project site. Solid waste during the operation of the proposed project is anticipated to be collected by the BOS and private waste haulers, respectively. As the City's own landfills have all been closed and are non-operational, the destinations are private landfills. In compliance with Assembly Bill (AB) 939, the project applicant would be required to implement a Solid Waste Diversion Program and divert at least 50

percent of the solid waste generated by the project from the applicable landfill site. The proposed project would also comply with all federal, State, and local regulations related to solid waste. Therefore, the project will have a less than significant impact on the generation of solid waste.

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Less Than Significant Impact. A significant impact may occur if the project would conflict with any federal, state, or local statutes and regulations governing solid waste. The Los Angeles Bureau of Sanitation (BOS) and private waste management companies are responsible for the collection, disposal, and recycling of solid waste within the City, including the project site. Solid waste during the operation of the proposed project is anticipated to be collected by the BOS and private waste haulers, respectively. As the City's own landfills have all been closed and are non-operational, the destinations are private landfills. In compliance with Assembly Bill (AB) 939, the project applicant would be required to implement a Solid Waste Diversion Program and divert at least 50 percent of the solid waste generated by the project from the applicable landfill site. The proposed project would also comply with all federal, State, and local regulations related to solid waste. Therefore, the project will have a less than significant impact on statutes and regulations governing solid waste.

XX. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

No Impact. A significant impact would occur if the project would substantially impair an adopted emergency response plan or emergency evacuation plan. The project would not require the closure of any public or private streets and would not impede emergency vehicle access to the project site or surrounding area. Additionally, emergency access to the site would be provided in accordance with the Fire Department. The project site is not located in or near any state responsibility areas and is not classified as a Very High Fire Hazard Severity Zone. Therefore, the project will have no impact on any adopted emergency response plans or emergency evacuation plans.

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

No Impact. A significant impact would occur if the project would exacerbate wildfire risks and expose project occupants to pollutant concentrations from a wildfire. The subject property is in an established urban area in the Panorama City area of the City of Los Angeles. The surrounding area has long been urbanized and is developed with a variety of low and medium density commercial and residential uses. The subject site is flat and is not identified as a parcel in a High Wind Velocity Zone. The project site is not located in or near any state responsibility areas and is

not classified as a Very High Fire Hazard Severity Zone. Therefore, the project is not anticipated to have an impact on the spread of wildfire.

c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

No Impact. A significant impact would occur if the project would require the installation or maintenance of associated infrastructure that may exacerbate fire risk or result in temporary or on going impacts to the environment. The subject property is located in an established urban area in the Panorama City area of the City of Los Angeles with existing infrastructure. The surrounding area has long been urbanized and is developed with a variety of low and medium density commercial and residential uses. As development occurs in the City, the Fire Department reviews applications for needed facilities. Where appropriate, the construction of new facilities is required as a condition of development. Therefore, the project will have no impact on the installation or maintenance of associated infrastructure that may exacerbate fire risk.

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

No Impact. A significant impact would occur if the project would expose people or structures to significant impacts related to run off, post-fire slope instability, or drainage changes. The subject property is located in an established urban area in the Panorama City area of the City of Los Angeles. The surrounding area has long been urbanized and is developed with a variety of low-density commercial and residential uses. The subject site is flat and not located near any bodies of water, streams, or rivers which could expose the soil to surface water runoff. Per Navigate LA, the subject site is located outside the flood zone in Zone C. Additionally, the project site is not located in or near any state responsibility areas and is not classified as a Very High Fire Hazard Severity Zone. Therefore, the project will have no impact on the exposure of people or structures to post-fire risks.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially 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?

Less Than Significant Impact. Based on the analysis of this Initial Study, the proposed project will not have the potential to significantly 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 threaten important or cultural resources. The project will comply with all applicable regulations and requirements, which will reduce any potential impacts to less than significant. Therefore, the project will have a less than significant impact on the quality of the environment, any fish or wildlife species, or historical or cultural resources.

b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Less Than Significant Impact with Mitigation. A significant impact may occur if the proposed project, in conjunction with the related projects, would result in impacts that are less than significant when viewed separately but significant when viewed together. Although projects may be constructed in the project vicinity, the cumulative impacts to which the proposed project would contribute would be less than significant. Implementation of the mitigation measures identified would reduce cumulative impacts to less than significant levels. **(MM XXI-10)**

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

Less Than Significant Impact with Mitigation. A significant impact may occur if the proposed project has the potential to result in significant impacts, as discussed in the previous sections of this Initial Study. Based on the analysis of this Initial Study, the proposed project will not have any significant impacts which will cause substantial adverse effects. All potential project impacts have been identified and evaluated as less than significant measures. Implementation of the mitigation measures identified would reduce environmental effects causing adverse effects on human beings, either directly or indirectly, to less than significant levels. **(MM XIII-20, MM XIII-30, MM XIII-60, MM XVII-80)**

6 PREPARERS AND PERSONS CONSULTED

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7 REFERENCES, ACRONYMS AND ABBREVIATIONS

ACM - asbestos-containing materials

AQMP – Air Quality Management Plan

BMP – Best Management Practices

BOS – City of Los Angeles Bureau of Sanitation

CARB – California Air Resources Board

CDFW – California Department of Fish and Wildlife

CEQA – California Environmental Quality Act

CFGC – California Fish and Game Code

CMP – Congestion Management Program

DTSC – California Department of Toxic Substances Control

GHG – greenhouse gasses

LADBS – Los Angeles Department of Building and Safety

LADOT – Los Angeles Department of Transportation

LADWP – Los Angeles Department of Water and Power

LAFD – Los Angeles Fire Department

LAGBC – Los Angeles Green Building Code

LAMC – Los Angeles Municipal Code

LAPD – Los Angeles Police Department

LBP – lead-based paint

LID – low impact development

LST – localized significance thresholds

MBTA – Migratory Bird Treaty Act

Metro – Los Angeles County Metropolitan Transportation Authority

MND – Mitigated Negative Declaration

NAHC – Native American Heritage Commission

PRC – California Public Resources Code

RAP – Los Angeles Department of Recreation and Parks

REC – Recognized Environmental Condition

RTP – Regional Transportation Plan

SCAG – Southern California Association of Governments

SCAQMD – South Coast Air Quality Management District

SCS – Sustainable Communities Strategy

UBC – Uniform Building Code

USFWS – U.S. Fish and Wildlife Services