



Initial Study

355 South Kingsley Drive Apartments

Case Number: ENV-2019-0686-ND

Project Location: 355 South Kingsley Drive, Los Angeles, California, 90020

Community Plan Area: Wilshire

Council District: 10 – Wesson

Project Description: The proposed project involves the demolition of one (1) existing single-family home, and the construction, use, and maintenance of a 5-story, 19-unit multi-family residential structure. The subject property, located at the northwest corner of Kingsley Drive and 4th Street, is comprised of a single 7,372 square-foot, rectangular-shaped parcel. The subject property is currently improved with a one-story single-family home.

The project will reserve one (1) unit for Extremely Low Income Household and two (2) units for Very Low Income Households. The project will consist of seventeen (17) two (2) bedroom, two (2) bathroom units, and two (2) three (3) bedroom, two (2) bathroom units, having shared rooftop common space and landscaping features, for a total residential floor area of 18,445 square-feet. The project will provide a total of 2,490 square-feet of private, open, and landscaped space, inclusive of a rooftop cabana area. The maximum height of the structure will be 53 feet. This project site contains six (6) non-protected trees that will be removed as part of the project.

Additionally, the project will provide a total of 25 parking spaces over one (1) subterranean parking level and one (1) ground floor parking level. The subterranean level will include four (4) standard spaces and nine (9) compact spaces. The ground level will include four (4) standard spaces, one (1) handicapped accessible space, one (1) electric vehicle space, and six (6) compact spaces. The project will provide nineteen (19) long-term bicycle parking spaces and two (2) short-term bicycle parking spaces.

The requested entitlements for the project are a Zone Change and Height District Change from the R1-1 Zone to the R4-2 Zone. The Community Plan currently designates the parcel for High Medium Residential uses, which is consistent with the proposed R4-2 Zone. No other entitlements are requested.

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PREPARED BY:
The City of Los Angeles
Department of City Planning

APPLICANT:
Eric Kwon
355 Kingsley LP

CITY OF LOS ANGELES
CALIFORNIA ENVIRONMENTAL QUALITY ACT
PROPOSED NEGATIVE DECLARATION

LEAD CITY AGENCY: City of Los Angeles, Department of City Planning		COUNCIL DISTRICT: CD 10 - Wesson
PROJECT TITLE: 355 South Kingsley Drive Apartments	ENVIRONMENTAL CASE NO: ENV-2019-0686-ND	RELATED CASE NOS: DIR-2019-0685-ZCJ-HD
PROJECT LOCATION: 355 South Kingsley Drive, Los Angeles, CA 90020		
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NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY: Eric Kwon 355 South Kingsley LP 3435 Wilshire Boulevard, Unit 2905 Los Angeles, CA 90010		
FINDING: The Department of City Planning of the City of Los Angeles has proposed that a Negative Declaration be adopted for this project. The analysis on the attached pages reflects the independent judgment that the proposed project will not have a significant impact on the environment.		
Any written comment received during the public review period is attached together with the response of the Lead City Agency. The project decision-maker may adopt the Negative		

Declaration, amend it, or require preparation of an EIR. Any changes made should be supported by substantial evidence in the record and appropriate findings made.		
THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED		
NAME OF PERSON PREPARING FORM James R. Howe	TITLE City Planning Associate	TELEPHONE NUMBER 213-978-1492
ADDRESS 200 N. Spring Street, Room #763 Los Angeles, CA 90012	SIGNATURE (Official) 	DATE 6-26-19

INITIAL STUDY

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INITIAL STUDY

1 INTRODUCTION

This Initial Study (IS) document evaluates potential environmental effects resulting from construction and operation of the proposed 355 South Kingsley Drive Apartments (“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 (ND) or a Mitigated Negative Declaration (MND).

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.

1.3. CEQA PROCESS

In compliance with the State CEQA Guidelines, the City, as the Lead Agency for the Project, will provide opportunities for the public to participate in the environmental review process. As described below, throughout the CEQA process, an effort will be made to inform, contact, and solicit input on the Project from various government agencies and the general public, including stakeholders and other interested parties.

At the onset of the environmental review process, the City has prepared an Initial Study to identify the preliminary environmental impacts of the project. The Initial Study for the Project determined that the proposed Project would not have significant environmental impacts.

If the Project is approved, then within five days of the action, the City files a Notice of Determination with the County Clerk. The Notice of Determination is posted by the County Clerk within 24 hours of receipt. This begins a 30-day statute of limitations on legal challenges to the approval under CEQA. The ability to challenge the approval in court may be limited to those persons who objected to the approval of the project, and to issues that were presented to the Lead Agency by any person, either orally or in writing, during the public comment period.

1.3.1 Initial Study

At the onset of the environmental review process, the City has prepared this Initial Study to determine if the proposed Project may have a significant effect on the environment. This Initial Study determined that the proposed Project would not have significant environmental impacts.

A Notice of Intent to Adopt an MND or ND is provided to inform the general public, responsible agencies, trustee agencies, and the county clerk of the availability of the document and the locations where the document can be reviewed. A 20-day review period (or 30-day review period when the document is submitted to the State Clearinghouse for state agency review) is identified to allow the public and agencies to review the document. The notice is mailed to any interested parties and is noticed to the public through publication in a newspaper of general circulation.

The decision-making body then considers the MND or ND, together with any comments received during the public review process, and may adopt the MND or ND and approve the project. In addition, when approving a project for which an MND or ND has been prepared, the decision-making body must find that there is no substantial evidence that the project will have a significant effect on the environment, and that the ND or MND reflects the lead agency's independent judgement and analysis. When adopting an MND, the lead agency must also adopt a mitigation monitoring program to ensure that all proposed mitigation measures are implemented to mitigate or avoid significant environmental effects.

INITIAL STUDY

2 EXECUTIVE SUMMARY

PROJECT TITLE	355 SOUTH KINGSLEY DRIVE APARTMENTS
ENVIRONMENTAL CASE NO.	ENV-2019-0686-ND
RELATED CASES	APCC-2019-0685-ZCJ-HD

PROJECT LOCATION	355 SOUTH KINGSLEY DRIVE
COMMUNITY PLAN AREA	WILSHIRE
GENERAL PLAN DESIGNATION	HIGH MEDIUM RESIDENTIAL
CURRENT ZONING	R1-1
PROPOSED ZONING	R4-2
COUNCIL DISTRICT	10

LEAD CITY AGENCY	CITY OF LOS ANGELES, DEPARTMENT OF CITY PLANNING
STAFF CONTACT	JAMES R. HOWE
ADDRESS	200 NORTH SPRING STREET, ROOM 763
PHONE NUMBER	(213) 978-1492
EMAIL	JAMES.HOWE@LACITY.ORG

APPLICANT	ERIC KWON, 355 KINGSLEY LP
ADDRESS	3435 WILSHIRE BOULEVARD, UNIT 2905, LOS ANGELES, CA 90010
PHONE NUMBER	(213) 386-3693

PROJECT DESCRIPTION

The proposed project involves the demolition of one (1) existing single-family home, and the construction, use, and maintenance of a 5-story, 19-unit multi-family residential structure. The subject property, located at the northwest corner of Kingsley Drive and 4th Street, is comprised of a single 7,372 square-foot, rectangular-shaped parcel. The subject property is currently improved with a one-story single-family home.

The project will reserve one (1) unit for Extremely Low Income Household and two (2) units for Very Low Income Households. The project will consist of seventeen (17) two (2) bedroom, two (2) bathroom units, and two (2) three (3) bedroom, two (2) bathroom units, having shared rooftop common space and landscaping features, for a total residential floor area of 18,445 square-feet. The project will provide a total of 2,490 square-feet of private, open, and landscaped space, inclusive of a rooftop cabana area. The maximum height of the structure will be 53 feet. This project site contains six (6) non-protected trees that will be removed as part of the project.

Additionally, the project will provide a total of 25 parking spaces over one (1) subterranean parking level and one (1) ground floor parking level. The subterranean level will include four (4) standard spaces and nine (9) compact spaces. The ground level will include four (4) standard spaces, one (1) handicapped accessible space, one (1) electric vehicle space, and six (6) compact spaces. The project will provide nineteen (19) long-term bicycle parking spaces and two (2) short-term bicycle parking spaces.

The requested entitlements for the project are a Zone Change and Height District Change, as the project proposes a development that would otherwise not be allowed by-right in the R1-1 Zone. The requested Zone Change and Height District Change is to the R4-2 Zone. The Community Plan currently designates the parcel for High Medium Residential uses, which is consistent with the R4-2 Zone. No other entitlements are requested.

For additional detail, see: "Section 3. PROJECT DESCRIPTION"

ENVIRONMENTAL SETTING

The subject property is located within the boundaries of the Wilshire Community Plan, one of thirty-five (35) Community Plans which form the Land Use Element of the General Plan for the City of Los Angeles. The property is zoned R1-1, with a land use designation of High Medium Residential. The subject property is a level and rectangular parcel encompassing approximately 7,372 square-feet (approximately .169 acres) of land. The property is bounded by Kingsley Drive to the east, 4th Street to the south, single- and multi-family residential uses to the west, and single-family uses to the north. The property has a street frontage of approximately 50 feet along the west side of Kingsley Drive and a street frontage of approximately 125 feet along the north side of 4th Street.

The subject property is located within an established residential neighborhood in the Wilshire area of the City of Los Angeles. The surrounding single-family homes were primarily developed in the 1910s and 1920s, while the multi-family structures were developed around 1970 or later. The subject site is located approximately 500 feet south of 3rd Street, an established and well-developed commercial corridor providing a number of commercial and retail establishments.

Surrounding properties are generally developed with single- and multi-family dwellings within the R1-1, R3-1, (Q)R4-1, and R4-2. Properties to the east of the subject site across Kingsley Drive are zoned R1-1 and improved with two-story single-family residential homes. Properties to the south of the subject site across 4th Street are zoned R4-2 and improved with two four-story multi-family residential structures. Properties abutting the subject site to the west are zoned R3-1 and are improved with a single-family residential home. Properties abutting the subject site to the north are zoned R1-1 and are improved with two story, single-family residential homes.

The subject property is currently developed with an existing vacant single-family home. There are six (6) non-protected trees on the subject site that will be removed and replaced as a result of this project.

For additional detail, see: Section 3. PROJECT DESCRIPTION

OTHER PUBLIC AGENCIES WHOSE APPROVAL IS REQUIRED

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

None.

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 21080.3.1? 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 on May 1, 2019 to a total of 10 Tribes known to have resources in the vicinity of the project site. One response was received on May 8th, 2019, from the Gabrieleno Band of Mission Indians – Kizh Nation, who requested a consultation. A consultation meeting is currently in the process of being scheduled. No other Tribes have requested consultation for the subject project.

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 also 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 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 type="checkbox"/> Noise | <input type="checkbox"/> Wildfire |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input 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.

<p>James R. Howe PRINTED NAME</p> <hr/> <p><i>James Howe</i> SIGNATURE</p>	<p>City Planning Associate TITLE</p> <hr/> <p>05/30/2019 DATE</p>
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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 proposed project involves the demolition of one (1) existing single-family home, and the construction, use, and maintenance of a 5-story, 19-unit multi-family residential structure. The subject property, located at the northwest corner of Kingsley Drive and 4th Street, is comprised of a single 7,372 square-foot, rectangular-shaped parcel. The subject property is currently improved with a one-story single-family home.

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3.2.2 Existing Conditions

The subject property is a flat, level, and mostly-rectangular parcel of land encompassing approximately 7,372 square-feet (approximately .17 acres) of land. The property is currently zoned R1-1 with a land use designation of High Medium Residential.

The subject property is currently developed with a one-story, single-family residential home with a detached garage on the west side of the parcel. There are currently six unprotected trees on the subject site, which will be removed and replaced as part of the proposed project. There are no existing trees in the right-of-way.

3.2.3 Surrounding Land Uses

The subject property is located within an established residential neighborhood in the Wilshire area of the City of Los Angeles. The surrounding single-family homes were primarily developed in the 1910s and 1920s, while the multi-family structures were developed around 1970 or later. The subject site is located approximately 500 feet south of 3rd Street, an established and well-developed commercial corridor providing a number of commercial and retail establishments.

Surrounding properties are generally developed with single- and multi-family dwellings within the R1-1, R3-1, (Q)R4-1, and R4-2. Properties to the east of the subject site across Kingsley Drive are zoned R1-1 and improved with two-story single-family residential homes. Properties to the south of the subject site across 4th Street are zoned R4-2 and improved with two four-story multi-family residential structures. Properties abutting the subject site to the west are zoned R3-1 and are improved with a single-family residential home. Properties abutting the subject site to the north are zoned R1-1 and are improved with two story, single-family residential homes.

3.3 DESCRIPTION OF PROJECT

3.3.1 Project Overview

The project involves the phased development of a proposed 5-story, 19-unit multi-family residential apartment structure, and the demolition of an existing single-family residence, located at 355 South Kingsley Drive.

The project will reserve one (1) unit for Extremely Low Income Households and two (2) units for Very Low Income Households. The project will consist of seventeen (17) two (2) bedroom, two (2) bathroom units, and two (2) three (3) bedroom, two (2) bathroom units, having shared rooftop common space and landscaping features, for a total residential floor area of 18,445 square-feet. The maximum height of the structure will be 53 feet. This project site contains six (6) non-protected trees that will be removed and replaced as part of the project.

Additionally, the project will provide a total of 25 parking spaces over one (1) subterranean level and one (1) ground level. The subterranean level will include four (4) standard spaces and nine (9) compact spaces. The ground level will include four (4) standard spaces, one (1) handicapped accessible space, one (1) electric vehicle space, and six (6) compact spaces. The project will provide nineteen (19) long-term bicycle parking spaces and two (2) short-term bicycle parking spaces. The project proposes a development of 18,445 square-feet of residential area, corresponding to a Floor Area Ratio of 6:1.

3.3.2 Design and Layout

The proposed project is located on a single parcel, on the northwest corner at the intersection of Kingsley Drive and 4th Street. The new project is comprised of one 5-story, 19-unit multi-family apartment structure on one lot. The contains 25 automobile parking spaces over one subterranean level and one ground floor level. The subterranean parking level consists of 4 standard and 9 compact parking spaces, with 19 bicycle parking spaces and a 92 square-foot bicycle repair station. The ground-floor parking level consists of 4 standard, 6 compact, 1 handicapped accessible, and 1 electric vehicle parking spaces. On the ground floor, the lobby and mail room are present.

The second through fourth floors contain five residential units each. Each of these units are between 728 and 738 square-feet, in two bed, two bathroom configurations. The fifth floor is comprised of four residential units, two of which are two bedroom, two bathroom configurations. The remaining two are three bedroom, two bathroom configurations with 1,102 to 1,107 square-feet of area. The rooftop consists of four open-space decks with two cabanas in each deck space. Planters separate the open air deck spaces.

3.3.3 Trees and Landscaping

According to the Arborist Report prepared by Class One Arboriculture dated May 14, 2019 and attached to the subject environmental case file, there are six existing trees on the subject property, and zero existing street trees in the right-of-way adjoining the property; all are non-protected. The trees consist of one Deodar Cedar, two Carrotwood, one Mexican Fan Palm, one Canary Island Pine, and one Citrus. Each of these trees will be removed as a result of this project.

The project will provide landscaping around the new structure. There will be LID planters along the south and east sides of the structures. Two street trees will be provided in new 36" boxes per the specifications of the Bureau of Street Services, Urban Forestry. The rooftop deck will consist of 661 square-feet of landscaping, consisting of five planters separating the rooftop cabana spaces.

3.3.4 Access, Circulation, and Parking

Access to the structure will be provided from two frontages. Access to the subterranean garage will be provided via the west side of Kingsley Drive. This driveway access will solely be for the subterranean garage, which consists of 4 standard and 9 compact parking spaces, with 19 bicycle parking spaces and a 92 square-foot bicycle repair station. Access to the ground-floor garage will be provided via the north side of 4th street, consists of 4 standard, 6 compact, 1 handicapped accessible, and 1 electric vehicle parking spaces.

3.3.5 Sustainability Features

The project is designed and will be operated in accordance with all applicable building codes, including State Building Code Title 24 regulations, and the City of Los Angeles Green Building Code, which imposes energy conservation measures. The project will also provide one (1) electric vehicle parking space and designates at least 15% of the roof area as a solar zone.

3.3.6 Anticipated Construction Schedule

Development of the proposed project is expected to require less than one year of planned work activities and will be phased. The project will consist of the following phases:

1. Demolition: Expected to last approximately 10 days to demolish the existing single-family residential home on the subject site.
2. Site Preparation: Expected to last 1 day.
3. Grading: Expected to last 10 days to grade the subject site and remove the appropriate amount of soil to begin construction.
4. Building Construction: Expected to last approximately 100 days, during which time the 5-story, 19-unit multi-family residential structure will be constructed.
5. Paving: Estimated to last approximately 5 days.
6. Architectural Coating: Estimated to last approximately 5 days.

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 LAMC Section 12.32-F, a Zone Change and Height District Change from R1-1 to R4-2; and
- Other discretionary and ministerial permits and approvals that may be deemed necessary, including, but not limited to, temporary street closure permits, grading permits, excavation permits, foundation permits, building permits, and sign permits.

INITIAL STUDY

4 ENVIRONMENTAL IMPACT ANALYSIS

I. AESTHETICS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Except as provided in Public Resources Code Section 21099 would the project:				
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Senate Bill (SB) 743 [Public Resources Code (PRC) §21099(d)] sets forth new guidelines for evaluating project transportation impacts under CEQA, as follows: “Aesthetic and parking impacts of a residential, mixed-use residential, or employment center project on an infill site within a transit priority area (TPA) shall not be considered significant impacts on the environment.” PRC Section 21099 defines a “transit priority area” as an area within 0.5 mile of a major transit stop that is “existing or planned, if the planned stop is scheduled to be completed within the planning horizon included in a Transportation Improvement Program adopted pursuant to Section 450.216 or 450.322 of Title 23 of the Code of Federal Regulations.” PRC Section 21064.3 defines “major transit stop” as “a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of

service interval of 15 minutes or less during the morning and afternoon peak commute periods.” PRC Section 21099 defines an “employment center project” as “a project located on property zoned for commercial uses with a floor area ratio of no less than 0.75 and that is located within a transit priority area. PRC Section 21099 defines an “infill site” as a lot located within an urban area that has been previously developed, or on a vacant site where at least 75 percent of the perimeter of the site adjoins, or is separated only by an improved public right-of-way from, parcels that are developed with qualified urban uses. This state law supersedes the aesthetic impact thresholds in the 2006 L.A. CEQA Thresholds Guide, including those established for aesthetics, obstruction of views, shading, and nighttime illumination.

The related City of Los Angeles Department of City Planning Zoning Information (ZI) File ZI No. 2452 provides further instruction concerning the definition of transit priority projects and that “visual resources, aesthetic character, shade and shadow, light and glare, and scenic vistas or any other aesthetic impact as defined in the City’s CEQA Threshold Guide shall not be considered an impact for infill projects within TPAs pursuant to CEQA.”¹

PRC Section 21099 applies to the Project. Therefore, the Project located at 355 South Kingsley Drive is exempt from aesthetic impacts. The analysis in this initial study (or in the EIR, if any aesthetic impact discussion is included), is for informational purposes only and not for determining whether the Project will result in significant impacts to the environment. Any aesthetic impact analysis in this initial study (or the EIR) is included to discuss what aesthetic impacts would occur from the Project if PRC Section 21099(d) was not in effect. As such, nothing in the aesthetic impact discussion in this initial study (or the EIR) shall trigger the need for any CEQA findings, CEQA analysis, or CEQA mitigation measures.

a) Would the project 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 an existing single-family residential home and proposed the construction, use, and maintenance of a new 5-story, 19-unit multi-family residential structure. The area surrounding the project site has long been developed and urbanized. The area is mostly flat, and there are no significant scenic vistas near the project site. Although there may be significant views from farther locations, these will likely encompass the entirety of the Los Angeles and San Fernando Valley area and it is highly 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

¹ City of Los Angeles Department of City Planning, Zoning Information File ZA No. 2452, Transit Priority Areas (TPAs)/Exemptions to Aesthetics and Parking Within TPAs Pursuant to CEQA. Available at: <http://zimas.lacity.org/documents/zoneinfo/ZI2452.pdf>. Accessed Dec. 2, 2016.

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.

Senate Bill (SB) 743, signed into law by Governor Brown in September 2013, eliminates the need to evaluate aesthetic and parking impacts for residential or employment center projects on infill sites within a Transit Priority Area.

b) Would the project 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 would 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.

SB 743, signed into law by Governor Brown in September 2013, eliminates the need to evaluate aesthetic and parking impacts for residential or employment center projects on infill sites within a Transit Priority Area.

c) Would the project, 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?

No Impact. A significant impact would 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. The project will comply with all applicable zoning and other regulations, including any which govern scenic quality. Therefore, the project will have no impact on applicable zoning and other regulations governing scenic quality.

SB 743, signed into law by Governor Brown in September 2013, eliminates the need to evaluate aesthetic and parking impacts for residential or employment center projects on infill sites within a Transit Priority Area.

d) Would the project 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 would 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.

The project proposes to redevelop the subject property with a new 5-story, 19-unit multi-family residential structure. The area surrounding the project site has long been developed and urbanized. As the facades of the new buildings will not consist largely of reflective surfaces, the project will not introduce substantial sources of daytime glare. 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 nearby buildings and streets. 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.

SB 743, signed into law by Governor Brown in September 2013, eliminates the need to evaluate aesthetic and parking impacts for residential or employment center projects on infill sites within a Transit Priority Area.

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

No Impact. A significant impact would occur if the proposed project would convert valued farmland to non-agricultural uses. The project site is developed with an existing single-story

residential structure that will be demolished, and replaced with a 5-story, 19-unit multi-family residential structure. 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) Would the project 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) Would the Project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

No Impact. A significant impact would occur if the proposed project conflicted with existing zoning 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) Would the project 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) Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use 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. The project proposes the demolition of an existing single-family structure and the construction, use, and maintenance of a 5-story, 19-unit multi-family apartment structure, and will not involve other changes in the environment.

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) Would the project 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. An Air Quality, Greenhouse Gas, and Construction Noise Analysis Report dated October 26, 2018, has been prepared by Yorke Engineering, LLC for the project. As referenced in the report, with no mitigation measures assumed, the project is expected to generate less than significant emissions, and thus will not conflict or obstruct the implementation of the AQMP. 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) Would the project 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 would 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. An Air Quality, Greenhouse Gas, and Construction Noise Analysis Report dated October 26, 2018, has been prepared by Yorke Engineering, LLC for the project. Project construction and operation emissions were estimated using the California Emissions Estimator Model (CalEEMod), a statewide land use emissions computer model designed to quantify potential criteria pollutant emissions associated with both construction and operations from land use projects. The results are included in Appendix C, CalEEMod Model Output, of the referenced report.

The project site, as well as the entire Los Angeles metropolitan area, are located within the South Coast Air Basin, which is characterized by relatively poor air quality. Under Federal standards, the Basin is currently classified as both a non-attainment area for Ozone (O₃) and Respirable Particulate Matter-2.5 (PM_{2.5}). The Los Angeles County portion of the Basin is also classified as a non-attainment area for Nitrogen Oxides (NO_x) and lead (Pb). The Basin is a designated maintenance area for Carbon Monoxide (CO) and Respirable Particulate Matter-10 (PM₁₀). Under State standards, the Basin is classified as a non-attainment area for O₃, PM₁₀, and PM_{2.5}. The Basin is considered unclassified or attainment for all other criteria pollutants.

As the region is currently classified as non-attainment for certain criteria pollutants, there is on-going regional cumulative impact associated with these pollutants. However, an individual project can emit these pollutants without significantly contributing to the cumulative impact, depending on the magnitude of emissions. This magnitude is determined by the SCAQMD, which has established project-level significance thresholds for each criteria pollutant for each stage of project development, including demolition, construction, and operation. As referenced in the report, with no mitigation measures assumed, the project will not exceed the regional significance thresholds established by the SCAQMD for any of the specified criteria pollutants during any of the proposed phases of development of the project. The operation of the 5-story, 19-unit multi-family residential structure will also not exceed any of the same regional significance thresholds. The project's estimated emissions during all phases of development and the estimated operational emissions are all substantially lower than the significance thresholds for each criteria pollutant. Therefore, the project will have a less than significant impact on an increase of any criteria pollutant.

A more detailed analysis of the project's estimated emissions of criteria pollutants is provided in the referenced report, attached as Appendix B of this Initial Study.

c) Would the project expose sensitive receptors to substantial pollutant concentrations?

Less Than Significant Impact. A significant impact would 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 centers, 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.

An Air Quality, Greenhouse Gas, and Construction Noise Analysis Report dated October 26, 2018, has been prepared by Yorke Engineering, LLC for the project. As referenced in the report, with no mitigation measures assumed, the project is expected to generate less than significant emissions, and thus will not expose sensitive receptors to substantial pollutant concentrations during any of the proposed phases of development of the project. In addition, 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. Although the project involves a potentially sensitive land use, the proposed location is consistent with CARB recommendations. Therefore, the project will have a less than significant impact on exposure to substantial pollutant concentrations.

A more detailed analysis of the project's estimated emissions of criteria pollutants is provided in the referenced report, attached as Appendix B of this Initial Study.

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

Less Than Significant Impact. Potential sources of other emissions arising from the project include equipment exhaust and architectural coatings, which may lead to odors. An Air Quality, Greenhouse Gas, and Construction Noise Analysis Report dated October 26, 2018, has been prepared by Yorke Engineering, LLC for the project. As referenced in the report, although the project may generate some nuisance odors, these would be localized and generally confined to the immediate area surrounding the project site. The proposed project will utilize typical construction techniques, and any potential odors arising from construction would be typical of most construction sites and temporary in nature, and therefore would not adversely affect a substantial number of people. In addition, the project is not expected to generate any other emissions associated with operations. According to the SCAQMD, land uses and industrial operations that are associated with nuisance odors include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. As a multi-family residential structure replacing a single-family residential structure, the project is maintaining existing and established land uses on the subject property and does not entail any uses or operations

typically associated with nuisance odors. Therefore, the project will have a less than significant impact on other emissions such as those leading to odors.

IV. BIOLOGICAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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) Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or 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 subject property is currently developed with one single-family home and will be developed with a 5-story, 19-unit multi-family residential structure. Vegetation on the property

is limited to six non-protected trees, as noted in the Arborist Report prepared by Class One Arboriculture Inc., dated May 14, 2019 and attached as Appendix D to this Initial Study. According to the report, there are no protected trees on-site. All of the existing trees are expected to be removed through the development of the proposed project. There are no existing street trees in the public right-of-way.

The area surrounding the project site has long been developed and urbanized and consists of a variety of established low- to high-density residential neighborhoods and commercial services primarily developed throughout the 20th century. As the surrounding area has long been developed with urban uses, it is unlikely to have any significant value as wildlife habitat. In addition, the project site was developed as a single-family home in the 1920s; although the project will affect the existing vegetation on-site, as the site has long been in use as a residential use, the property is unlikely to provide any valuable habitat for any wildlife. Therefore, the project will have less than significant impacts on any identified wildlife species.

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

No Impact. A significant impact would 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 an existing single-family home and will be developed with a 5-story, 19-unit multi-family residential structure. The area surrounding the project site has long been developed and urbanized and consists of a variety of established low- to medium-density residential neighborhoods and commercial services primarily developed throughout the 20th century. Both the project site and surrounding area have long been developed with urban uses, and there are no identified riparian habitats or open streams or water courses necessary to support riparian habitat. There are no identified riparian habitats or other sensitive habitats on the subject property or in the surrounding area; therefore, the project will have no impact on riparian habitat or other sensitive natural communities.

c) Would the project 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 currently developed with a single-family home and will be developed with a 5-story, 19-unit multi-family residential structure. The surrounding area has long been developed and urbanized and consists of a variety of established low- to medium-density residential neighborhoods and commercial services primarily developed throughout the 20th century. Therefore, the project will have no impact on protected wetlands.

d) Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

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- to medium-density residential neighborhoods and commercial services primarily developed throughout the 20th century. The surrounding area has long been developed with urban uses and heavy infrastructure, and is not suitable for wildlife corridors. In addition, the project site is developed with an existing single-family residential structure constructed in the 1920s; as the site has long been in use as a residential structure, the property does not have any value for wildlife corridors or wildlife nursery sites. 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) Would the project 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 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 Arborist Report prepared by Class One Arboriculture, dated May 14, 2019 and attached as Appendix D to this Initial Study, there are no protected trees on-site, although there are six trees that will be removed, and the project will not impact any protected trees. 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) Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact. A significant impact would occur if the proposed project would be inconsistent with any applicable habitat conservation plans. The project site is 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 would occur if the proposed project would substantially alter the environmental context of or remove identified historical resources. The subject property is currently developed with a single-family residence constructed in 1920; the project proposes to demolish this residence to construct a 5-story, 19-unit multi-family residential structure. The project site is in an established urban neighborhood in the Wilshire area of the City of Los Angeles. The surrounding area was primarily developed in the 20th century and consists of a variety of low- to high-density residential and commercial uses. The project site is located less than ½ mile from the Wilshire/Western Metro Subway station and the two major arterial roadways in the area. The intersection functions as a commercial and transportation hub in the area and consists of a variety of residential, commercial, and entertainment uses. Development in the immediate surrounding area is comprised of single- and multi-family residential structures.

Based on citywide surveys of historic resources, SurveyLA and HistoricPlacesLA, there are no identified historic resources on the subject property or in the immediate vicinity of the project site. The subject property is also not a part of a planning district with historic significance and is not located within a Historic Preservation Overlay Zone as designated by the City of Los Angeles. In addition, there are no resources on the subject property listed or determined to be eligible for listing in any state or national register of historic resources. The nearest identified historic resource is located approximately 3 blocks from the project site; however, the project will not likely alter the environmental context of any identified historic resources due to the proximity and scale of the project. 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. 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 may occur if the previously interred human remains would be disturbed during excavation of the project site. Human remains could be encountered during excavation and grading activities. While no formal cemeteries, other places of human interment, or burial grounds or sites are known to existing on the subject property, there is always a possibility that human remains may be encountered. If so, 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 Section 5097.98. If human remains of Native American origin are discovered during the development of the project, the project will comply with all applicable state laws, which fall within the jurisdiction of the Native American Heritage Commission, related to the disposition of Native American burials. Therefore, the project will have a less than significant impact on human remains.

VI. ENERGY

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 is designed and will be operated in accordance with all applicable building codes, including State Building Code Title 24 regulations, and the City of Los Angeles Green Building Code, which imposes energy conservation measures. 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 checked="" type="checkbox"/>	<input 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 may occur if the project would cause personal injury, death, or property damage as a result of a fault rupture occurring on the project site and if the project site is located with a designated Alquist-Priolo Fault Zone or other fault zone. The Alquist-Priolo Earthquake Fault Zoning Act is intended to mitigate the hazards of surface fault rupture on structures for human occupancy. The subject property is not located within an Alquist-Priolo Fault Zone or Preliminary Fault Rupture Study Area. As the nearest identified fault is approximately 1 kilometer away from the project site, the project will not cause the rupture of a known earthquake fault. Therefore, the project will have no impact on potential adverse effects involving the rupture of a known earthquake fault.

ii) Strong seismic ground shaking?

Less Than Significant Impact. A significant impact may occur if the project would cause personal injury, death, or property damage as a result of ground shaking arising from seismic activity. There is seismic activity throughout Southern California and the entire region is susceptible to ground shaking from earthquakes. As a result, development of the proposed project will expose people and structures to seismic ground shaking. However, the project will 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 and is required to comply with all such applicable regulations. The project will comply with all applicable requirements of the California Department of Conservation, Division of Mines and Geology, which provides guidance for the evaluation and mitigation of earthquake-related hazards; seismic safety regulations in the Uniform Building Code; and the Los Angeles Municipal Code.

iii) Seismic-related ground failure, including liquefaction?

Less Than Significant Impact. A significant impact may occur if the project would cause personal injury, death, or property damage as a result of liquefaction. Liquefaction is the loss of soil strength or stiffness due to a buildup of pore-water pressure during severe ground shaking. The subject property is not located within a designated Liquefaction Zone, and the potential for liquefaction-induced damage is negligible. Therefore, the project will have a less than significant impact on potential adverse effects involving liquefaction.

iv) Landslides?

No Impact. A significant impact may occur if the project would cause personal injury, death, or property damage as a result of landslides. Landslides may occur in hillside areas with unstable geological conditions or soil types that may be susceptible to failure when saturated. The project site is located in an established suburban neighborhood in the Wilshire area of the City of Los Angeles. The surrounding area was primarily developed throughout the 20th

century, consists of a variety of low- to medium-density residential and commercial uses, and is topographically flat. The subject property is not located within a landslide hazard zone. Therefore, the project will not expose people or property to risk due to risk of landslide, and will have no impact on potential adverse effects involving landslides.

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 subject property is developed with an existing single-family residential home and will be developed with a 5-story, 19-unit multi-family residential structure. Although the project entails construction and grading for one level of subterranean parking, 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 may occur if the project would be sited on any unstable geology that would result in landslide, lateral spreading, subsidence, liquefaction, or collapse. 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. The project site is not located within an oil field or oil drilling area. The project also will not have significant impacts on potential adverse effects involving liquefaction or landslides.

The project will comply with all applicable provisions of the City's Municipal Code and Uniform Building Code. 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 potential hazards arising from its geologic location.

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 an existing single-family home structure. The project site is in an established urban neighborhood in the Wilshire area of the City of Los Angeles. The surrounding area was primarily developed throughout the 20th century and consists of a variety of low- to medium-density residential and commercial uses. As both the project site and the surrounding area have long been developed with urban uses, 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 gasses (GHGs) are those in 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. An Air Quality, Greenhouse Gas, and Construction Noise Analysis Report dated October 26, 2018, has been prepared by Yorke Engineering, LLC for the project. As referenced in the report, the project’s estimated net increase of emissions of GHGs for all stages of development, including construction and operation, are below the established significance thresholds. Although the project proposes to intensify the existing uses on the subject property, the net increases in GHG emissions will not result in a significant impact on regional ambient air quality. Additionally, as the project is continuing the residential use, the project is not likely to significantly impact the environment through GHG emissions. Therefore, the project will have a less than significant impact on the environment through the generation of GHG emissions.

A more detailed analysis of the project’s estimated emissions of GHGs is provided in the referenced report, attached as Appendix B of this Initial Study.

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 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 Southern California Association of Governments (SCAG), the regional planning organization for the Southern California region encompassing Ventura, Los Angeles, Riverside, San Bernardino, and Orange Counties, the SCS is contained in the 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy. This plan focuses the majority of new

housing and job growth in high-quality transit areas and other opportunity areas on existing main streets, downtowns, and commercial corridors, resulting in more opportunity for transit-oriented development. A different bill, SB 743, encourages land use and transportation planning decisions that reduce vehicle miles traveled and thus also reduce GHG emissions.

At a local level, the Los Angeles Mayor's Office has adopted the "Green New Deal: Sustainable City pLAN" to provide a citywide plan for achieving the City's GHG emissions targets for both existing and future generation of GHG emissions. The City has also adopted multiple ordinances and updates to establish the Los Angeles Green Building Code, which requires projects to achieve specified reductions in potable water use and wastewater generation, among other requirements.

The subject property is currently developed with a single-family residential structure, and will be developed with a 5-story, 19-unit multi-family residential structure. An Air Quality, Greenhouse Gas, and Construction Noise Analysis Report dated October 26, 2018, has been prepared by Yorke Engineering, LLC for the project. As referenced in the report, the project's estimated net increase of emissions of GHGs for all stages of development, including construction and operation, are below the established significance thresholds. Although the project proposes to intensify the existing uses on the subject property, the net increases in GHG emissions will not result in a significant impact on regional ambient air quality. Additionally, as the project proposes to maintain the residential use, the project provides infill development and would not interfere with SCAG's ability to implement the regional strategies outlined in the 2012-2035 plan. Therefore, the project is consistent with statewide, regional, and local goals and policies aimed at reducing GHG emissions and will have a less than significant impact on any plans, policies, or regulations relating to the emissions of GHGs.

A more detailed analysis of the project's estimated emissions of GHGs is provided in the referenced report, attached as Appendix B of this Initial Study.

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 may 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, paints, and other

construction supplies. The project will comply with all applicable standards and regulations regarding the use, handling, and disposal of any such materials. Operation of the project would involve limited use and storage of common hazardous substances typical of those used in residential developments with common areas, such as paints, custodial products, and landscaping supplies. As the project proposes the continuation of a residential use through the construction of a new 5-story, 19-unit multi-family structure, it would not be expected to involve a substantial amount of hazardous materials during operation. No uses or activities are proposed that would result in the use or discharge of hazardous materials and/or substances, or create a public hazard through transport, use, or disposal. Therefore, the project will have a less than significant impact on the routine transport, use, or disposal of hazardous materials.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Less Than Significant Impact. A significant impact may occur if the proposed project created a significant hazard to the public or environment due to a reasonably foreseeable release of hazardous materials. The project site is developed with an existing single-family residence constructed in 1920. Hazardous waste and materials would not be expected to pose a significant constraint on sites long developed with such uses. Although there is the potential for asbestos and/or lead-based paint to be present in the existing building, the structure will be demolished as part of the proposed project. Removal of such materials is subject to standard safety requirements and would not pose a risk for a significant accident. The removal of asbestos is regulated by SCAQMD Rule 1403; any asbestos found on-site would be removed in accordance with applicable regulations prior to demolition. Similarly, the project would comply with existing State laws regarding removal of lead paint if it is present.

As the project proposes demolition of a single-family home and the construction of a new 5-story, 19-unit multi-family structure, it would not be expected to involve a substantial amount of hazardous materials during operation. No uses or activities are proposed that involve the use, handling, or discharge of hazardous materials and/or substances. Therefore, the project is unlikely to pose a significant risk for accidents involving hazardous materials, and will have a less than significant impact to the public or environment through the accidental/upset release of hazardous materials.

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. The project site is developed with an existing single-family residential structure constructed in the 1920s. The project proposes the demolition of the structure and the construction, use, and maintenance of a new 5-story, 19-unit multi-family residential structure. Development of the project will be phased over the duration of approximately 12 months. These activities have the potential to result in the release, emission, handling, and disposal of hazardous materials and may impact the nearby residential and commercial properties.

However, the subject site is not located within one-quarter mile of an existing or proposed school.

While the project is located within one-half mile of two existing parks and is adjacent to multi-family residential structures, it will not expose any school uses to a substantial amount of hazardous emissions or significantly expose those uses to hazardous materials, substances, or waste, as the project is further than one-quarter mile of any existing or proposed school. Although there is the potential for asbestos and/or lead-based paint to be present in the existing building to be demolished due to their age, removal of such materials is subject to standard safety requirements and would not pose a risk for a significant accident. The removal of asbestos is regulated by SCAQMD Rule 1403; any asbestos found on-site would be removed in accordance with applicable regulations prior to demolition. Similarly, the project would comply with existing State laws regarding removal of lead paint if it is present. No uses or activities are proposed that involve the use, handling, or discharge of hazardous materials and/or substances. The project is unlikely to be significantly constrained by hazardous materials and emissions during development, will comply with any applicable regulatory measures if hazardous materials are involved, and will not involve substantial handling or disposal of hazardous materials during operations. Therefore, the project will have no impact on the exposure of existing or proposed schools to hazardous emissions or materials, substances, or waste.

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. The subject property is in an established urban neighborhood in the Wilshire area of the City of Los Angeles. The surrounding area was primarily developed in the 20th century and consists of a variety of low- to high-density residential and commercial uses. The project site is developed with an existing single-family dwelling constructed in 1920. The subject property is not listed as a hazardous waste site on EnviroStor, California's data management system for tracking hazardous waste sites. 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 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.

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 subject property is in an established urban neighborhood in the Wilshire Area in the City of Los Angeles. The project site is located at the intersection of Kingsley Drive and 4th Street, two residential streets. According to the Safety Element of the City of Los Angeles General Plan, Critical Facilities and Lifeline Systems dated November 1996, 3rd Street, which is located one block from the subject property, is a selected disaster route. The proposed project will not require the closure of any public or private streets, including these emergency routes, 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 subject property is in an established urban neighborhood in the Wilshire area of the City of Los Angeles. The surrounding area has long been urbanized and consists of a variety of established low- to high-density residential neighborhoods and commercial services primarily developed in the 20th century. The surrounding area is entirely developed and there are no wildlands in the immediate vicinity of the project site. 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 type="checkbox"/>	<input checked="" 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 may occur if the project would discharge water that does not meet the quality standards of agencies which regulate surface water quality and water discharge into storm water drainage systems. The project proposes the construction of a new 5-story, 19-unit multi-family residential structure; it is unlikely that this use would be a significant source of potential water contaminants.

Stormwater runoff from the proposed project has the potential to introduce pollutants into the stormwater system. Pollutants would be associated with runoff from landscaped areas, e.g. pesticides and fertilizers, and from paved surfaces, e.g. ordinary household cleaners. The proposed project is required to comply with the National Pollutant Discharge Elimination System (NPDES) standards and the City's Stormwater and Urban Runoff Pollution Control regulations (Ordinance Nos. 172,176 and 173,494) to ensure pollutant loads from the project site are minimized for downstream receiving waters. The ordinances require construction activities and project operations to integrate low impact development practices and standards for stormwater pollution mitigation; the City's Development Best Management Practices (BMPs) Handbook contains other related requirements. Project conformance with all applicable regulations will 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.

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 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 5-story, 19-unit multi-family residential structure; as only one level of subterranean parking is proposed, the project will not likely have a significant impact on existing aquifers or penetrate the water table. Therefore, the project will have a less than significant impact on groundwater.

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. The project site is currently developed with a single-family residential structure and proposed the construction, use, and maintenance of a new 5-story, 19-unit multi-family residential structure. The subject property is in an established urban neighborhood in the Wilshire area of Los Angeles. The surrounding area has long been urbanized and is entirely developed with a variety of established low- to medium-density

residential neighborhoods and commercial services. There are no waterways that run on or through the subject property.

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. During project operation, storm water or any runoff irrigation waters will be directed into existing storm drains that are currently receiving surface water runoff. As the subject property is developed with an existing single-family home, the project will not significantly alter existing drainage conditions on the property or in the surrounding area. 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. In addition, as the project site is located in an established and long-developed area and is currently developed with an existing structure, the project is unlikely to exceed the capacity of existing drainage infrastructure in the area. 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 storm water pollution. Therefore, the project will have a less than significant impact on the alteration of existing drainage patterns.

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 in an established urban neighborhood in the Wilshire area in the City of Los Angeles. The surrounding area has long been urbanized and is entirely developed with a variety of established low- to medium-density residential neighborhoods and commercial services. The subject property is not located within a 100-year or 500-year floodplain or a flood hazard zone. The project is located within an Area of Minimal Flood Hazard, as identified by the Federal Emergency Management Agency. 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?

No Impact. The project proposes the development of a new 5-story, 19-unit multi-family residential structure; such uses would not be expected to impact any water quality control measures. In addition, the project will comply with the City's Low Impact Development regulations and the Standard Urban Stormwater Mitigation Plan, which ensure that projects address potential runoff in a manner that captures rainwater and removes pollutants while reducing the volume and intensity of storm water flows. Therefore, the project will have no 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 subject property will be developed with a 5-story, 19-unit multi-family structure. Although the project proposes a taller building than what currently exists on the site, the proposed building is isolated to one lot and will not create new physical barriers. The new residential structure will not have any additional impacts on the physical division of the established communities surrounding the project site. Therefore, the project will not have an impact on the physical division of an established community.

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 Wilshire 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 property with a land use designation of High Medium Residential, corresponding to the R4 Zone and Height District 2. The subject property is zoned R1-1 and proposes a zone change to R4-2, and will thus be consistent with the existing land use designation. The project site is not within the boundaries of any specific plan or interim control ordinance.

The project proposes the construction, use, and maintenance of a new 5-story, 19-unit multi-family residential structure. The project would conform to all applicable zoning standards and regulations, including those governing use, floor-to-area ratio, and height. 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) Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

No Impact. 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 there would be no impact.

b) Would the project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

No Impact. 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 there would be no impact.

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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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) Would the project result in 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 may occur if the project would result in temporary or permanent noise levels above those permitted by any applicable regulations. The City of Los Angeles has established policies and regulations, including the City of Los Angeles General Plan Noise Element and the applicable provisions of the City’s Municipal Code, 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. In addition, a project may introduce new stationary sources of noise, such as from equipment installed on-site or arising from industrial operations. A Noise Analysis Report, dated October 26, 2018, has been prepared by Yorke Engineering, LLC. for the project. As referenced in the report, the project will be in compliance with the Los Angeles CEQA Thresholds. The project will also be required to comply with all other applicable regulations governing construction hours, equipment noise, and general noise emission. The project will also introduce new stationary sources of noise, such as rooftop HVAC equipment; however, these are also subject to City regulations which

require that such equipment to be designed so that they do not exceed certain thresholds of ambient noise. The project does not include any industrial operations or other uses typically associated with substantial operational noise. As a residential use within a residential and urbanized neighborhood, the project is not expected to generate any significant operational noise or significantly increase the ambient noise levels in the vicinity of the project site. Additionally, as the project will comply with the applicable regulations governing noise, it is not expected to generate significant increases in ambient noise levels during any stage of development of the project. Therefore, the project will have less than significant impacts regarding generation of ambient noise.

A more detailed analysis of the project's estimated noise impacts is provided in the referenced report, attached as Appendix B of this Initial Study.

b) Would the project result in 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. While the project site is adjacent to residential structures to the north and west, the project site is also separated from nearby residences by streets; it is 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. Therefore, it is unlikely that the project will generate excessive groundborne vibration or noise, and impacts will be less than significant.

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 would 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. 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
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 significant impact may 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 project proposes the demolition of an existing single-family home and the construction, use, and maintenance of a proposed 5-story, 19-unit multi-family residential structure. The project will result in an increase in the number of residences on the property, 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 Wilshire Community Plan, which is one of 35 Community Plans that make up the Land Use Element of the General Plan. While the project is currently zoned as R1-1, the General Plan Land Use designation allows for High Medium Residential Uses, which is reflected in the R4 Zone. Any increase in population would also not be considered substantial in consideration of SCAG’s future population projections. 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 significant impact would occur if this project resulted in the substantial displacement of existing people or housing, and would require the construction of replacement housing elsewhere. The proposed project is for the demolition of an existing single-family residential home and the construction, use, and maintenance of a new 5-story, 19-unit multi-family residential structure. While the proposed project will result in the

demolition of one existing single-family structure, the building is currently vacant and unoccupied; additionally, there will be a net increase of 18 residential units on the subject site. Therefore, the project will have a less than significant impact on the subject site.

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 located approximately one mile from the subject site, at 4029 Wilshire Boulevard, on the northwest corner of Van Ness Avenue and Wilshire Boulevard. There are multiple additional fire stations in the surrounding area, approximately two to three miles away from the project site.

The project proposes the demolition of an existing single-story residential structure and the construction, use, and maintenance of a new 5-story, 19-unit multi-family structure, which may increase the demand for LAFD 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 be constructed using current fire codes, and will not likely create capacity or service level problems, thus not resulting 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 West Bureau's Olympic Station, located approximately 1.5 miles southeast of the project site at 1130 South Vermont Avenue. The LAPD Metro Community Police Station is located approximately 1.5 miles northeast of the project site. The project proposes the construction of a 5-story, 19-unit multi-family residential structure; at completion, the project may accommodate more residents than there are currently, 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 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 local school district. The project proposes the demolition of one single-family structure and the construction, use, and maintenance of a new 5-story, 19-unit multi-family residential structure. There are numerous elementary, middle, and high schools in the nearby area that can accommodate the increase in population in the area and any potential increase in demand for educational services arising from the project. Therefore, the project will have a less than significant impact on 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 project proposes the demolition of an existing single-family structure and the construction, use, and maintenance of a new 5-story, 19-unit multi-family residential structure; at completion, the new apartment structure provide 18 more housing units than there are currently, which may increase the demand for recreational amenities. However, the project does incorporate green and social space, especially on the rooftop cabana areas. The existing amenities may provide recreational opportunities for the potential increase in residents of the area. Therefore, the proposed project will not create capacity or service level impacts, 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 parks.

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 the construction of a new 19-unit multi-family residential structure; at completion, the project may accommodate more persons than there are currently, which may increase the demand for public facilities. However, the subject property and the surrounding area have long been developed, urbanized, and served by public services. The subject property is in an established urban neighborhood in the Wilshire area in the City of Los Angeles and is well-served with existing and established public facilities, such as libraries; the closest library is the Wilshire Branch Library, approximately 0.75 miles northwest of the project site. 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 demolition of an existing single family home and the construction, use, and maintenance of a new 5-story, 19-unit multi-family structure. At its completion, there may be higher demand at recreational facilities and parks. The proposed project would include approximately 2,490 square feet of common, private, and landscaped open space, and the subject site is within 1,700 feet of two recreational facilities managed by the Department of Recreation and Parks. These amenities should adequately serve any increase in demand generated by the development of the project. 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 recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment. The proposed project would include approximately 2,490 square feet of common, private, and landscaped open space. The proposed project is not expected to require the construction or expansion of recreational facilities beyond the limits of the project site. Although the proposed project would place some

additional demands on park facilities, the increase in demand would be met through a combination of on-site amenities and existing parks in the project area. The project's increased demands upon recreational facilities would not in and of itself result in the construction of a new park, which might have an adverse physical effect on the environment. Therefore, project impacts would be less than significant.

XVII. TRANSPORTATION²

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" 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. The Los Angeles Department of Transportation has established thresholds of significance for various land use categories, where if “a project scope is less than the threshold identified... then a traffic study will not be required.” For residential apartment homes, any development with fewer than 36 units is not required to develop a traffic study. As the project is comprised of 19 residential units, a traffic study is not required. Therefore, the proposed project will have a less than significant impact regarding conflicts with a program, plan, ordinance, or policy establishing measures of effectiveness for the performance of 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 project would cause substantial negative impacts to level of service standards or other travel demand measures,

² 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.

and thus conflict with a congestion management plan. State legislation requires the creation and implementation of regional Congestion Management Programs (CMPs). In the Los Angeles area, the Los Angeles County Metropolitan Transportation Authority (Metro) is the agency responsible for implementing the CMP locally. The CMP for Los Angeles County requires that the traffic impacts of individual development projects of potential regional significance be analyzed. The CMP comprises specific arterial roadways and all State highways, with a total of 164 intersections identified for monitoring throughout Los Angeles County. The 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.

The Los Angeles Department of Transportation has issued transportation thresholds for a variety of land use categories. Based on these thresholds and peak hour trip generation rates, the project will only generate 13.3 peak hour vehicle trips. Therefore, the project impacts would 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. A significant impact may occur if the project would substantially increase an existing hazardous design feature or introduce one, or introduce incompatible uses to the existing traffic pattern. The subject property is in an established urban neighborhood in the Wilshire area of the City of Los Angeles, located at the intersection of Kingsley Drive and 4th Street. The subject site falls within a Transportation Priority Area in the City of Los Angeles, and is located less than ½ mile from the Wilshire/Western Metro Subway stop.

As the project involves the construction of a new 19-unit multi-family structure on land that has long been utilized for residential uses, the proposed design and layout will incorporate modern standards and will not introduce any hazardous design features. LADOT has reviewed a parking plan and driveway plan submitted by the applicant and found on-site circulation to be acceptable, as indicated in the site plans signed and dated on April 15, 2019. In addition, as the project is a residential use, it will not introduce any incompatible uses to the existing traffic pattern. Therefore, the project will have a less than significant impact on hazards due to geometric design features or incompatible uses.

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. 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 on April 30, 2019

to a total of 10 Tribes known to have resources in the project area describing the project and requesting any information regarding resources that may exist on or near the project site. One response was received from the Gabrieleno Band of Mission Indians – Kizh Nation on May 8, 2019 requesting consultation on the project. A consultation is currently in the process of being scheduled. Nonetheless, the response letter did not indicate that there were known resources on the subject site. Should further investigation result in the presence of such resources, the appropriate procedures will be implemented. Furthermore, the project site does not contain any known archaeological sites or archaeological survey areas

No information was obtained regarding any tribal cultural resources involving the project. In addition, based on citywide surveys of historic resources, SurveyLA and HistoricPlacesLA, there are no identified historic resources on the subject property or in the immediate vicinity of the project site. In addition, there are no resources on the subject property listed in any state or national register of historic resources. Therefore, as there are no known tribal cultural resources listed or eligible for listing in any state or local registers of historical resources, the project will have a less than significant impact on tribal cultural resources.

The informational letter and the request for consultation are included as Appendix E of this Initial Study.

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. 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 on April 30, 2019 to a total of 10 Tribes known to have resources in the project area describing the project and requesting any information regarding resources that may exist on or near the project site. One response was received from the Gabrieleno Band of Mission Indians – Kizh Nation on May 8, 2019 requesting consultation on the project. A consultation is currently in the process of being scheduled. Nonetheless, the response letter did not indicate that there were known resources on the subject site. Should further investigation result in the presence of such resources, the

appropriate procedures will be implemented. No other responses were received for the project.

No information was obtained regarding any tribal cultural resources involving the project. Therefore, there are no known resources determined to be significant to any California Native American Tribes. Accordingly, 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 subject property is in an established urban neighborhood in the Wilshire area of the City of Los Angeles that has long been developed and urbanized. The project proposes the demolition of an existing single-family home and the construction, use, and maintenance of a new 5-story, 19-unit multi-family residential structure. Although the project proposes to intensify the residential use on the subject property, it is unlikely to require any major utility relocation or construction because both the property and the surrounding area have long been served with existing utility

infrastructure and the project will maintain all existing utility systems. The Community Plan designates the subject property with a land use designation of High Medium Residential, corresponding to the R4 Zone and Height District 2. The subject property is zoned R1-1 and proposes a zone change to R4-2, and will thus be consistent with the existing land use designation. In addition, the project will comply with all applicable regulations regarding energy usage and discharge, per the requirements of the applicable managing utility departments/agencies. 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. 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 project is entirely consistent with the applicable City long-range and development plans and projected growth, and thus alone will not likely require new water entitlements that LADWP has not already accounted for in their plans and projections. Therefore, the project will have a less than significant impact on water supply.

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 use 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. In addition, all wastewater from the project will be treated in accordance with the requirements of the Los Angeles Regional Water Quality Control Board. The Community Plan designates the subject property with a land use designation of High Medium Residential, corresponding to the R4 Zone and Height District 2. The subject property is zoned R1-1 and proposes a zone change to R4-2, and will thus be consistent with the existing land use designation, and thus alone will not likely exceed the capacity of the existing system. Prior to any construction activities, the applicant will be required to coordinate with the Los Angeles Bureau of Sanitation to determine the exact wastewater conveyance requirements of the proposed project. Any upgrades to the wastewater infrastructure in the vicinity of the project site that are needed to adequately serve the proposed project would be undertaken as a part of the development. 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 would exceed the capacity of existing infrastructure. The Los

Angeles Bureau of Sanitation and private waste management companies are responsible for the collection, disposal, and recycling of solid waste within the City, including the project site. The entire Southern California region is served by an extensive network of landfills and other waste disposal methods. Although the project proposes to intensify the existing residential use on the subject property, it is unlikely to generate such a substantial increase in waste that would exceed the capacity of the existing waste disposal system. In addition, in compliance with State legislation, the project will 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 project will comply with all applicable federal, State, and local regulations involving 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 statutes and regulations governing solid waste. The Los Angeles Bureau of Sanitation and private waste management companies are responsible for the collection, disposal, and recycling of solid waste within the City, including the project site. The entire Southern California region is served by an extensive network of landfills and other waste disposal methods. Although the project proposes to intensify the existing residential use on the subject property, it is unlikely to generate such a substantial increase in waste that would exceed the capacity of the existing waste disposal system. In addition, in compliance with State legislation, the project will 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 project will comply with all applicable federal, State, and local regulations involving 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. The subject property is in an established urban area in the Wilshire area of the city of Los Angeles. The surrounding area has long been urbanized and is developed with a variety of higher-density single- and multi-family residential and commercial uses. The subject site is currently developed as a single-family home and is surrounded by long-developed neighborhoods and urban uses. 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. The subject property is in an established urban area in the Wilshire area of the city of Los Angeles. The surrounding area has long been urbanized and is developed with a variety of higher-density single- and multi-family residential and commercial uses. The subject site is currently developed as a single-family home and is surrounded by long-developed

neighborhoods and urban uses. 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.

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. The subject property is in an established urban area in the Wilshire area of the city of Los Angeles. The surrounding area has long been urbanized and is developed with a variety of higher-density single- and multi-family residential and commercial uses. The subject site is currently developed as a single-family home and is surrounded by long-developed neighborhoods and urban uses. 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.

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. The subject property is in an established urban area in the Wilshire area of the city of Los Angeles. The surrounding area has long been urbanized and is developed with a variety of higher-density single- and multi-family residential and commercial uses. The subject site is currently developed as a single-family home and is surrounded by long-developed neighborhoods and urban uses. 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.

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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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. The project involves the demolition of an existing single-family home and the construction, use, and maintenance of a new 5-story, 19-unit multi-family residential structure. While the project is located in close proximity to other multi-family residential structures, it would not be expected to find repeated developments of the same nature within an area over a limited period of time, as the structures are already in existence. In addition, the project is consistent with the existing General Plan land use designation, which accounts for the impacts of developments which are within their parameters. Any successive projects of the same type and nature would reflect a development that is consistent with the underlying land use designation and the LAMC, and thus would be subject to the same regulations and requirements, including development standards and environmental impacts. The impacts of each subsequent project will be mitigated, if necessary, and thus will not result in a cumulative impact. Therefore, the project will have a less than significant cumulative impact.

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

Less Than Significant. 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. Therefore, the project will have a less than significant impact on the environment.