

CITY OF LOS ANGELES
 OFFICE OF THE CITY CLERK
 ROOM 395, CITY HALL
 LOS ANGELES, CALIFORNIA 90012
 CALIFORNIA ENVIRONMENTAL QUALITY ACT
NEGATIVE DECLARATION

LEAD CITY AGENCY City of Los Angeles	COUNCIL DISTRICT CD 13 - MITCH O'FARRELL
PROJECT TITLE ENV-2015-3200-ND	CASE NO.

PROJECT LOCATION
 2971 N. Partridge Avenue and 2993 N. Alessandro Street

PROJECT DESCRIPTION
 Pursuant to Los Angeles Municipal Code Sections (LAMC) 12.32 and LAMC 11.5.6, a city initiated ordinance to change the existing zoning and general plan land use designation for a private property (2971 Partridge Avenue) that was incorrectly designated for Open Space in Silver Lake-Echo Park-Elysian Valley Community Plan Update and zoned OS-1XL-RIO, in 2004. This subject site has been developed with commercial manufacturing uses since the 1940s, and was zoned for Manufacturing uses up to 2004 during the Community Plan Update when it was incorrectly re-designated and rezoned from Manufacturing (M2-1VL) to Open Space (OS-1XL). Part of this subject property is already zoned [Q]CM-1XI-RIO and the entire commercial manufacturing site needs to be consistent with the corresponding commercial manufacturing land use designation. This action is viewed as a correction by the City in that the Open Space designation and OS zone were improperly applied to a private property with visible manufacturing use in the 2004 community plan update. Please note that this action does not involve properties designated as part of the Marsh Park sites owned by the State of California-Santa Monica Mountains Conservancy.

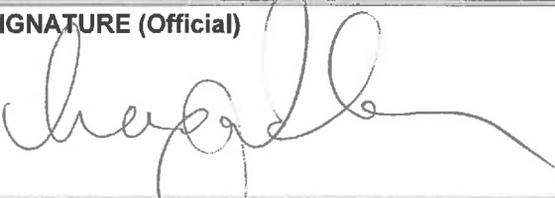
NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY
 City of Los Angeles – Planning Department (Policy Division)
 Attn: Haydee Urita-Lopez, City Planner
 200 North Spring Street, Room 667
 Los Angeles, CA 90012

FINDING:
 The City Planning Department of the City of Los Angeles has Proposed that a negative declaration be adopted for this project. The Initial Study indicates that no significant impacts are apparent which might result from this project's implementation. This action is based on the project description above.

Any written comments received during the public review period are attached together with the response of the Lead City Agency. The project decision-maker may adopt this 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 THIS FORM	TITLE	TELEPHONE NUMBER
HAYDEE URITA-LOPEZ	City Planner	(213) 978-1162

ADDRESS 200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA. 90012	SIGNATURE (Official) 	DATE 2-22-16
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CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
INITIAL STUDY
and CHECKLIST
(CEQA Guidelines Section 15063)

LEAD CITY AGENCY: City of Los Angeles	COUNCIL DISTRICT: CD 13 - MITCH O'FARRELL	DATE: 01/08/2016
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RESPONSIBLE AGENCIES: Department of City Planning

ENVIRONMENTAL CASE: ENV-2015-3200-ND	RELATED CASES:
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PREVIOUS ACTIONS CASE NO.: CPC-2015-3199-ZC-GPA	<input type="checkbox"/> Does have significant changes from previous actions. <input checked="" type="checkbox"/> Does NOT have significant changes from previous actions.
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PROJECT DESCRIPTION:
PARTRIDGE AVENUE ZONING/LAND USE CORRECTION

ENV PROJECT DESCRIPTION:
Pursuant to Los Angeles Municipal Code Sections (LAMC) 12.32 and LAMC 11.5.6, a city initiated ordinance to change the existing zoning and general plan land use designation for a private property (2971 Partridge Avenue) that was incorrectly designated for Open Space in Silver Lake-Echo Park-Elysian Valley Community Plan Update and zoned OS-1XL-RIO, in 2004. This subject site has been developed with commercial manufacturing uses since the 1940s, and was zoned for Manufacturing uses up to 2004 during the Community Plan Update when it was incorrectly re-designated and rezoned from Manufacturing (M2-1VL) to Open Space (OS-1XL). Part of this subject property is already zoned [Q]CM-1XI-RIO and the entire commercial manufacturing site needs to be consistent with the corresponding commercial manufacturing land use designation. This action is viewed as a correction by the City in that the Open Space designation and OS zone were improperly applied to a private property with visible manufacturing use in the 2004 community plan update. Please note that this action does not involve properties designated as part of the Marsh Park sites owned by the State of California-Santa Monica Mountains Conservancy.

ENVIRONMENTAL SETTINGS:
The subject site is situated on the south bank of the Los Angeles River in the Elysian Valley neighborhood. This neighborhood is located in the northernmost portion of the Silver Lake – Echo Park – Elysian Valley Community Plan area, along the Los Angeles River Bike Path. The subject site also falls within the River Implementation Overlay (RIO) and per the Los Angeles Municipal Code (LAMC) Section 13.17, all provisions, procedures, and development standards in the River Implementation Overlay apply to the subject site.
The site is an irregularly shaped lot - comprised of three triangular parcels developed with commercial manufacturing uses (5 commercial manufacturing buildings since the 1940s). The shortest property line segment is along the western boundary and is adjacent to the Marsh Street Park. The longer property line along the northern boundary serves as the edge of the Los Angeles River right-of-way as is curved to reflect the shape of the river. The property line along the southern boundary spans the width of one and a half blocks and has two streets which end on the property line. The two parcels on the western side of the property are currently designated Open Space with a corresponding zone of OS-1XL-RIO; the 3rd parcel that comprises this subject site lies on the eastern side is designated Commercial Manufacturing with a corresponding zone of [Q]CM-1XL-RIO. As a result, the site has split zoning although the buildings on site extend over parcel lines.
The subject site is located within a liquefaction zone. The nearest earthquake fault is identified as the Hollywood Fault and is classified as a type B in ZIMAS (Zoning Information Mapping Access System), under Seismic Hazards and Additional Information. The corresponding police station is the Northeast Division, reporting district 1146 and Fire Station number 56. The property has been developed with commercial manufacturing and office uses since the 1940s. According to Los Angeles Building and Safety permit records and Assessor Information, the subject site is developed with five legally permitted buildings. Three buildings were built between 1947 and 1948, another building in 1970, and the most recent building in 1987. All buildings conform to the current height restrictions as applied by Height District 1XL, proposed zoning [Q]CM, that includes RIO (RIO Ordinance).

Immediately to the west of the site is the Marsh Street Nature Park located in the OS-1XL-RIO zone; and to the south of the site are three residential parcels (situated along Marsh Street and Partridge Street) all in the R2-1VL-RIO zone and one commercial manufacturing parcel (situated along Allesandro Street) all in the [Q]CM-1XL-RIO zone. To the north and east of the site is the Los Angeles River Greenway Trail, also known as the LA River Bike path, and beyond that, the channel for the river all in the OS-1XL-RIO

zone. The streets in the area are angled and run perpendicular to the river. The parcels along Partridge Avenue, and the streets to the west of the site, are primarily single family homes, duplexes and other low-density forms. Most of the buildings in the neighborhood were developed in the 1920s-1960s. The streets to the east of the site (Alessandro Street, North Coolidge Avenue, etc.) generally follow a pattern of low density residential in the southern areas with a commercial manufacturing parcels along the river, developed with manufacturing, open storage, warehouse, distributors, machine shops, and artists in residences, all in the [Q]CM-1XL-RIO Zone. Alessandro Street and Partridge Street run east-west and serve as the main ingress/egress access points to the subject site. Alessandro Street is designated as a local street with a 36 foot roadway width, and Partridge Avenue is also designated as a local street with a 36 roadway width.

PROJECT LOCATION:

2971 N. Partridge Avenue and 2993 N. Alessandro Street

<p>COMMUNITY PLAN AREA: SILVER LAKE - ECHO PARK - ELYSIAN VALLEY</p> <p>STATUS:</p> <p><input type="checkbox"/> Does Conform to Plan</p> <p><input checked="" type="checkbox"/> Does NOT Conform to Plan</p>	<p>AREA PLANNING COMMISSION: EAST LOS ANGELES</p>	<p>CERTIFIED NEIGHBORHOOD COUNCIL: ELYSIAN VALLEY RIVERSIDE</p>
<p>EXISTING ZONING: OS-1XL-RIO and [Q]CM-1XL-RIO</p>	<p>MAX. DENSITY/INTENSITY ALLOWED BY ZONING: n/a</p>	<p>LA River Adjacent:</p>
<p>GENERAL PLAN LAND USE: OPEN SPACE AND COMMERCIAL MANUFACTURING</p>	<p>MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION: n/a</p>	
	<p>PROPOSED PROJECT DENSITY: n/a</p>	

Determination (To Be Completed By Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions on the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

City Planner

(213) 978-1162

Signature

Title

Phone

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 Analyses," as described in (5) below, may be cross-referenced).
5. Earlier analyses may 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 whatever format is selected.
9. The explanation of each issue should identify:
 - a. The significance criteria or threshold, if any, used to evaluate each question; and
 - b. The mitigation measure identified, if any, to reduce the impact to less than significance.

Environmental Factors Potentially Affected:

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

<input type="checkbox"/> AESTHETICS	<input type="checkbox"/> GREEN HOUSE GAS EMISSIONS	<input type="checkbox"/> POPULATION AND HOUSING
<input type="checkbox"/> AGRICULTURE AND FOREST RESOURCES	<input type="checkbox"/> HAZARDS AND HAZARDOUS MATERIALS	<input type="checkbox"/> PUBLIC SERVICES
<input type="checkbox"/> AIR QUALITY	<input type="checkbox"/> HYDROLOGY AND WATER QUALITY	<input type="checkbox"/> RECREATION
<input type="checkbox"/> BIOLOGICAL RESOURCES	<input type="checkbox"/> LAND USE AND PLANNING	<input type="checkbox"/> TRANSPORTATION/TRAFFIC
<input type="checkbox"/> CULTURAL RESOURCES	<input type="checkbox"/> MINERAL RESOURCES	<input type="checkbox"/> UTILITIES AND SERVICE SYSTEMS
<input type="checkbox"/> GEOLOGY AND SOILS	<input type="checkbox"/> NOISE	<input type="checkbox"/> MANDATORY FINDINGS OF SIGNIFICANCE

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

Background

PROPONENT NAME:

City of Los Angeles – Planning Department (Policy Division)

PHONE NUMBER:

(213) 978-1162

APPLICANT ADDRESS:

Attn: Haydee Urita-Lopez, City Planner
200 North Spring Street, Room 667
Los Angeles, CA 90012

AGENCY REQUIRING CHECKLIST:

Department of City Planning

DATE SUBMITTED:

08/28/2015

PROPOSAL NAME (if Applicable):

Technical Correction Partridge Site (private property)

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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I. AESTHETICS			
a.	Have a substantial adverse effect on a scenic vista?		✓
b.	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?		✓
c.	Substantially degrade the existing visual character or quality of the site and its surroundings?		✓
d.	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		✓
II. AGRICULTURE AND FOREST RESOURCES			
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 nonagricultural use?		✓
b.	Conflict with existing zoning for agricultural use, or a Williamson Act contract?		✓
c.	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?		✓
d.	Result in the loss of forest land or conversion of forest land to non-forest use?		✓
e.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?		✓
III. AIR QUALITY			
a.	Conflict with or obstruct implementation of the applicable air quality plan?		✓
b.	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?		✓
c.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?		✓
d.	Expose sensitive receptors to substantial pollutant concentrations?		✓
e.	Create objectionable odors affecting a substantial number of people?		✓
IV. BIOLOGICAL RESOURCES			
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 Game or U.S. Fish and Wildlife Service?		✓
b.	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?		✓
c.	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?		✓
d.	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?		✓
e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		✓
f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?		✓
V. CULTURAL RESOURCES			

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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a.	Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?				✓
b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?				✓
c.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				✓
d.	Disturb any human remains, including those interred outside of formal cemeteries?				✓
VI. GEOLOGY AND SOILS					
a.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				✓
b.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Strong seismic ground shaking?				✓
c.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Seismic-related ground failure, including liquefaction?				✓
d.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Landslides?				✓
e.	Result in substantial soil erosion or the loss of topsoil?				✓
f.	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?			✓	
g.	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			✓	
h.	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?				✓
VII. GREEN HOUSE GAS EMISSIONS					
a.	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			✓	
b.	Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			✓	
VIII. HAZARDS AND HAZARDOUS MATERIALS					
a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			✓	
b.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			✓	
c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			✓	
d.	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				✓
e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				✓
f.	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				✓
g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				✓

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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h.	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				✓
IX. HYDROLOGY AND WATER QUALITY					
a.	Violate any water quality standards or waste discharge requirements?				✓
b.	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				✓
c.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				✓
d.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?				✓
e.	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				✓
f.	Otherwise substantially degrade water quality?				✓
g.	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				✓
h.	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				✓
i.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				✓
j.	Inundation by seiche, tsunami, or mudflow?				✓
X. LAND USE AND PLANNING					
a.	Physically divide an established community?				✓
b.	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			✓	
c.	Conflict with any applicable habitat conservation plan or natural community conservation plan?				✓
XI. MINERAL RESOURCES					
a.	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				✓
b.	Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				✓
XII. NOISE					
a.	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			✓	
b.	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			✓	
c.	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			✓	
d.	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			✓	

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				✓
f.	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				✓

XIII. POPULATION AND HOUSING

a.	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			✓	
b.	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				✓
c.	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				✓

XIV. PUBLIC SERVICES

a.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Fire protection?			✓	
b.	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: Police protection?			✓	
c.	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: Schools?			✓	
d.	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: Parks?			✓	
e.	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: Other public facilities?			✓	

XV. RECREATION

a.	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			✓	
b.	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			✓	

XVI. TRANSPORTATION/TRAFFIC

a.	Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			✓	
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Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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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?		✓	
c.	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?		✓	
d.	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?		✓	
e.	Result in inadequate emergency access?		✓	
f.	Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities supporting alternative transportation (e.g., bus turnouts, bicycle racks)?		✓	

XVII. UTILITIES AND SERVICE SYSTEMS

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

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

a.	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		✓	
b.	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?		✓	
c.	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		✓	

Note: Authority cited: Sections 21083, 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080, 21083.05, 21095, Pub. Resources Code; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

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

The Environmental Impact Assessment includes the use of official City of Los Angeles and other government source reference materials related to various environmental impact categories (e.g., Hydrology, Air Quality, Biology, Cultural Resources, etc.). The State of California, Department of Conservation, Division of Mines and Geology - Seismic Hazard Maps and reports, are used to identify potential future significant seismic events; including probable magnitudes, liquefaction, and landslide hazards. Based on applicant information provided in the Master Land Use Application and Environmental Assessment Form, impact evaluations were based on stated facts contained therein, including but not limited to, reference materials indicated above, field investigation of the project site, and any other reliable reference materials known at the time.

Project specific impacts were evaluated based on all relevant facts indicated in the Environmental Assessment Form and expressed through the applicant's project description and supportive materials. Both the Initial Study Checklist and Checklist Explanations, in conjunction with the City of Los Angeles's Adopted Thresholds Guide and CEQA Guidelines, were used to reach reasonable conclusions on environmental impacts as mandated under the California Environmental Quality Act (CEQA).

The project as identified in the project description will not cause potentially significant impacts on the environment. Therefore, this environmental analysis concludes that a Negative Declaration shall be issued for the environmental case file known as **ENV-2015-3200-ND**.

ADDITIONAL INFORMATION:

All supporting documents and references are contained in the Environmental Case File referenced above and may be viewed in the EIR Unit, Room 763, City Hall.

For City information, addresses and phone numbers: visit the City's website at <http://www.lacity.org> ; City Planning - and Zoning Information Mapping Automated System (ZIMAS) cityplanning.lacity.org/ or EIR Unit, City Hall, 200 N Spring Street, Room 763. Seismic Hazard Maps - <http://gmw.consrv.ca.gov/shmp/> Engineering/Infrastructure/Topographic Maps/Parcel Information - <http://boemaps.eng.ci.la.ca.us/index01.htm> or City's main website under the heading "Navigate LA".

PREPARED BY:	TITLE:	TELEPHONE NO.:	DATE:
HAYDEE URITA-LOPEZ	City Planner	(213) 978-1162	01/14/2016

Impact?	Explanation	Mitigation Measures
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APPENDIX A: ENVIRONMENTAL IMPACTS EXPLANATION TABLE

I. AESTHETICS		
a.	NO IMPACT	<p>The proposed change to zoning and land use designation is a city initiated action to correct the zoning on a site that was originally zoned for manufacturing uses. Since the 1940s five buildings have been legally permitted to operate, use, and maintain commercial manufacturing uses on this site. During the 2004 community plan update, 2 out of the 3 parcels that comprise this entire site were inadvertently changed from Manufacturing to Open Space. The proposed zone change does not include the demolition, remodel, construction or expansion of new structures. The proposed change consists of updating the zoning from OS-1XL-RIO to [Q]CM-1XL-RIO to make the entire site consistent with the current and legally permitted uses. The land use designation will also change from Open Space to Commercial Manufacturing to make the entire site consistent with the general plan land use designation. The proposed Q Condition is the same Elysian Valley Q Conditions (Ordinance 183,954) which are currently applied to neighboring Commercial Manufacturing parcels. The Q condition includes development standards to limit height along the Los Angeles River. The Q and the height district (1XL) provide a safeguard to ensure that any new construction at the site will be in consistent and compatible with the surrounding context. No impacts to scenic vistas are anticipated. Additionally, the subject site is not located along a designated Major Scenic Highway and will not substantially damage any scenic resources. No impacts are anticipated.</p>
b.	NO IMPACT	<p>The proposed change to zoning and land use designation is a city initiated action to correct the zoning on a site that was originally zoned for manufacturing uses, since the 1940s five buildings have been legally permitted to operate, use, and maintain commercial manufacturing uses on this site. During the 2004 community plan update, 2 out of the 3 parcels that comprise this entire site were inadvertently changed from Manufacturing</p>

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		<p>to Open Space. The proposed zone change does not include the demolition, remodel, construction or expansion of new structures. The proposed change consists of updating the zoning from OS-1XL-RIO to [Q]CM-1XL-RIO to make the entire site consistent with the current and legally permitted uses. The land use designation will also change from Open Space to Commercial Manufacturing to make the entire site consistent with the general plan land use designation. The proposed Q Condition is the same Elysian Valley Q Conditions (Ordinance 183,954) which are currently applied to neighboring Commercial Manufacturing parcels, which includes development standards to limit height along the Los Angeles River. No impacts to scenic vistas are anticipated. Additionally, the subject site is not located along a designated Major Scenic Highway and will not substantially damage any scenic resources. No impacts are anticipated. Also see explanation in I.a.</p>	
c.	NO IMPACT	<p>See explanation above in I.a, and I.b. Additionally, the Q Condition applied to the subject parcel will be consistent with the existing Height District 1XL and existing Q Conditions that include development standards limiting lot coverage of 60% and building step-backs along the River. All of which guarantee consistent visual character. Therefore, the proposed zoning and land use change will not substantially degrade the existing visual character of the site and its surroundings.</p>	
d.	NO IMPACT	<p>See explanation above in I.a, I.b, and I.c, in addition it is not anticipated that there will be new sources of substantial light or glare to impact day or nighttime views in the area.</p>	
II. AGRICULTURE AND FOREST RESOURCES			
a.	NO IMPACT	<p>The subject site was incorrectly zoned from manufacturing to open space during the 2004 community plan update. The site has been developed with commercial manufacturing uses. The site is not zoned for agricultural use and does not contain farmland of any type.</p>	

Impact?	Explanation	Mitigation Measures	
b.	NO IMPACT	See explanation in II.a., in addition the subject site is an existing door manufacturing company comprise of 5 legally permitted buildings and commercial manufacturing uses. This site has not been used for agricultural purposes. No impacts are anticipated.	
c.	NO IMPACT	The subject site is not located within forest land, timberland, or timberland zone production. No impacts are anticipated.	
d.	NO IMPACT	The subject site was incorrectly zoned from manufacturing to open space during the 2004 community plan update. The site has been developed with commercial manufacturing uses since the 1940s. Impacts to agricultural uses are not anticipated.	
e.	NO IMPACT	The subject site was incorrectly zoned from manufacturing to open space during the 2004 community plan update. The site has been developed with commercial manufacturing uses. The site is not zoned for agricultural use and does not contain farmland of any type. The subject site is located within an urban, developed area for commercial manufacturing uses. A conversion or loss of forest land is not anticipated.	
III. AIR QUALITY			
a.	LESS THAN SIGNIFICANT IMPACT	The proposed zoning and land use revisions do not include the demolition, remodel, construction, or expansion of new structures and are not likely to conflict with applicable air quality plans. However, if construction is proposed for the site in the future, in keeping with the proposed [Q]CM-1XL-RIO zone projects will be assessed for impacts for compliance with the LAMC and all applicable air quality standards. Also see explanation for III.b.	
b.	LESS THAN SIGNIFICANT IMPACT	The proposed zoning and land use revisions do not include the demolition, remodel, construction, or expansion of new structures; this correction is not likely to result in significant impacts relating to regional operational emissions. However, if construction is proposed for the site in the future, in keeping with the proposed [Q]CM-1XL-RIO zone projects will be assessed for impacts for compliance with LAMC standards, LADBS requirements, RIO ordinance, Site Specific Q (Ordinance No. 183,954) development and design standards, and all applicable	

Impact?	Explanation	Mitigation Measures
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		requirements.	
c.	LESS THAN SIGNIFICANT IMPACT	The proposed zoning and land use revisions do not include the demolition, remodel, construction, or expansion of new structures; this correction is not likely to result in significant impacts relating to regional operational emissions. However, if construction is proposed for the site in the future, in keeping with the proposed [Q]CM-1XL-RIO zone projects will be assessed for impacts and compliance with LADBS construction and permitting requirements. Also see explanation for III.b.	
d.	NO IMPACT	See explanations above for III.a, III.b., and III.c., in addition, impacts to sensitive receptors are not anticipated.	
e.	LESS THAN SIGNIFICANT IMPACT	See above explanation for III.a, III.b, and III.c, in addition, impacts to odors are not anticipated. This action does not change the construction requirements for new projects; new projects would still be required to comply with all applicable LADBS construction and permitting processes and standards, in addition to air quality standards and RIO Ordinance development requirements.	

IV. BIOLOGICAL RESOURCES

a.	LESS THAN SIGNIFICANT IMPACT	This zoning and land use revision will update the current incorrect zoning from OS-1XL-RIO to [Q]CM-1XL-RIO. The land use designation will also be revised from Open Space to Commercial Manufacturing. The Q Condition (Ordinance No. 183,954) is applied for consistency with adjacent parcels that exist within the Elysian Valley Commercial Manufacturing properties along the Los Angeles River. The proposed revision does not include construction, demolition, alteration, or expansion of existing structures. All future development would be subject to the proposed Q conditions that are already applied to surrounding commercial manufacturing properties, per Ordinance No. 183,954, RIO Ordinance standards, and all applicable CEQA analysis, as required herein by reference. Impacts to applicable species are considered less than significant.	
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Impact?	Explanation	Mitigation Measures	
b.	LESS THAN SIGNIFICANT IMPACT	The subject area is an active neighborhood-commercial manufacturing corridor. The proposed revisions do not include construction, demolition, or alteration of existing structures. Additionally, the proposed Q conditions (already applied to surrounding commercial manufacturing properties), and the RIO Ordinance standards provide an additional safe guard to surrounding riparian habitat by mandating landscape and minimizing building encroachment. Impacts to riparian habitats or other sensitive natural communities are less than significant.	
c.	NO IMPACT	See explanation for IV.b., in addition, the subject area is an active residential neighborhood-commercial manufacturing corridor that does not have wetlands. Impacts to wetlands are not anticipated.	
d.	LESS THAN SIGNIFICANT IMPACT	See explanation for IV.b., in addition, the subject area is an active neighborhood-commercial manufacturing corridor. The proposed zone change does not include construction, demolition, or alteration of existing structures. In keeping with the [Q]CM-1XL-RIO zone, consideration of possible future construction impacts to applicable species are anticipated to be less than significant.	
e.	LESS THAN SIGNIFICANT IMPACT	See explanation for IV.b., in addition the zoning and land use revisions consist of correcting the zoning from OS-1XL-RIO to [Q]CM-1XL-RIO. The land use designation will also be revised from Open Space to Commercial Manufacturing. The proposed Q Condition which already mirrors the Q condition already applied to neighboring commercial manufacturing properties per Ordinance No. 183,954, will be applied to be consistent with the adjacent Elysian Valley Commercial Manufacturing properties along the Los Angeles River. The proposed revision does not include construction, demolition, or alteration of existing structures. Wetlands are not included in this zoning and land use revision. Additionally, the RIO standards are embedded with the zoning revision and remain as is. In keeping with the [Q]CM-1XL-RIO zone, consideration of possible future construction impacts to biological resource and tree ordinances are anticipated to be less than significant.	

Impact?	Explanation	Mitigation Measures
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f.	LESS THAN SIGNIFICANT IMPACT	<p>See explanation for IV.b., in addition the zoning and land use revisions consist of correcting the zoning from OS-1XL-RIO to [Q]CM-1XL-RIO. The land use designation will also be revised from Open Space to Commercial Manufacturing. The Q Condition (Ordinance No. 183,954) will be applied to be consistent with the adjacent Elysian Valley Commercial Manufacturing properties along the Los Angeles River. The proposed revision does not include construction, demolition, or alteration of existing structures. Wetlands are not included in this zoning and land use revision. Additionally, the RIO standards are embedded with the zoning revision and remain as is. In keeping with the [Q]CM-1XL-RIO zone, consideration of possible future construction impacts to biological resources and habitat conservation plans are anticipated to be less than significant.</p>	
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V. CULTURAL RESOURCES

a.	NO IMPACT	<p>Historical resources have additional protection if they are listed as a Historic-Cultural monument. There are no Historic-Cultural Monuments listed on the subject site. Along Partridge Avenue there is one possible site, which according to SurveyLA, appears to be eligible for National, California, or local registration – it is located approximately 730 feet from the subject site at 2867 Partridge Avenue. The proposed revision does not have impacts to designated cultural or historic resources.</p>	
b.	NO IMPACT	<p>See explanation in V.a., in addition, the subject site is developed with commercial manufacturing uses. Before it was incorrectly zoned for open space it was zoned for manufacturing uses. The site is not an archaeological site. In addition, the proposed zoning and land use revisions do not include construction, demolition, or alteration of existing structures and no alterations to the current building are proposed. In keeping with the [Q]CM-1XL-RIO zone, consideration of possible future construction impacts are not anticipated.</p>	

Impact?	Explanation	Mitigation Measures
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c.	NO IMPACT	See explanation in V.a and V.b, in addition, the proposed zoning and land use revisions do not include construction, demolition, or alteration of existing structures. In keeping with the [Q]CM-1XL-RIO zone, consideration of possible future construction impacts to unique paleontological resources or geologic features are not anticipated.	
d.	NO IMPACT	See explanations for V.a. and V.b, in addition, the proposed zoning and land use revisions do not include construction, demolition, or alteration of existing structures. Excavation or grading activities are not a part of this proposed revision, however please note that possible future construction/grading/excavation will be regulated by existing BMPs (best management practices) required by LADBS. Impacts are not anticipated.	

VI. GEOLOGY AND SOILS

a.	NO IMPACT	The proposed project is not located within an Alquist-Priolo Fault zone or within a Fault Study area. The proposed project would not expose people or structures to potential adverse effects resulting from the rupture of known earthquake faults. Therefore, no impacts would occur.	
b.	NO IMPACT	The nearest earthquake fault to the subject site is the Hollywood Fault, located approximately 1.19 kilometers away. New construction projects are subject to LADBS-Grading construction and permitting processes and requirements, LAMC provisions, building codes, and all applicable geology and soils reports required of new projects. The proposed zoning and land use correction does not include construction, demolition, alterations, or expansion of the current buildings. In keeping with the [Q]CM-1XL-RIO zone, consideration of possible future construction impacts to exposing people to potential adverse effects due to geological features are not anticipated.	
c.	NO IMPACT	The subject site is located within a liquefaction zone, however, the proposed zoning and land use revisions do not include construction, demolition, or alteration of existing structures that would expose people or structures to ground failure or liquefaction. See explanation above in VI.b.	

Impact?	Explanation	Mitigation Measures
d. NO IMPACT	The subject site is not located within a landslide area. Additionally, the proposed zoning and land use revisions do not include construction, demolition, or alteration of existing structures that would expose people or structures to landslides. If construction is proposed for the site in the future, projects will be assessed for impacts as they are proposed. Also see explanation for VI. b.	
e. NO IMPACT	The proposed zoning and land use revisions do not include construction, demolition, or alteration of existing structures. Additionally, the subject site is located within a fully urbanized area and does not include any substantial exposure of topsoil. Excavation or grading activities are not a part of this proposed revision, however please note that possible future construction/grading/excavation will be regulated by existing BMPs (best management practices) required by LADBS. Impacts are not anticipated. Also see explanation for V.d and VI. d.	
f. LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if any unstable geological conditions would result in any type of geological failure, including lateral spreading, off-site landslides, liquefaction, or collapse. 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 identified as being located in an oil field or within an oil drilling area. Additionally, no construction or excavation is proposed as part of these zoning and land use revisions. However, if construction is proposed for this site in the future, in keeping with the [Q]CM-1XI-RIO zone, projects will be required to implement standard construction practices that would ensure that the integrity of the project site and the proposed structures is maintained. Impacts are considered less than significant. Also see VI.e.	
g. LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would be built on expansive soils without proper site preparation or design features to provide adequate foundations for project buildings, thus, posing a hazard to life and	

Impact?	Explanation	Mitigation Measures
	<p>property. Expansive soils have relatively high clay mineral and expand with the addition of water and shrink when dried, which can cause damage to overlying structures. Soils on the project site may have the potential to shrink and swell resulting from changes in the moisture content. However, the proposed zoning and land use revisions do not include construction activities which would create substantial risks to life or property. Additionally, if construction is proposed for the site in the future, projects will be required to comply with the requirements of the UBC, LAMC, and other applicable building codes. Compliance with such requirements would reduce impacts related to expansive soils, and impacts are considered less than significant.</p>	
h.	NO IMPACT	<p>A construction project would cause a significant impact if adequate wastewater disposal is not available. The proposed zoning and land use revisions do not include construction activities; impacts are not anticipated.</p>
VII. GREEN HOUSE GAS EMISSIONS		
a.	<p>LESS THAN SIGNIFICANT IMPACT</p>	<p>Greenhouse gases (GHG) are those gaseous constituents of the atmosphere, both natural and human generated, that absorb and emit radiation at specific wavelengths within the spectrum of terrestrial radiation emitted by the earth's surface, the atmosphere itself, and by clouds. GHGs, such as carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O), keep the average surface temperature of the Earth close to 60 degrees Fahrenheit (°F). The City has adopted the LA Green Plan to provide a citywide plan for achieving the City's GHG emissions targets, for both existing and future generation of GHG emissions. In order to implement the goal of improving energy conservation and efficiency, the Los Angeles City Council has adopted multiple ordinances and updates to establish the current Los Angeles Green Building Code (LAGBC) (Ordinance No.181,480). The LAGBC requires projects to achieve a 20 percent reduction in potable water use and wastewater generation.</p> <p>The proposed zoning and land use revisions do not include construction activities which would directly or indirectly</p>

Impact?	Explanation	Mitigation Measures
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		<p>have a significant impact on Greenhouse gases. Moreover, if construction is proposed for the site in the future, in keeping with the [Q]CM-1XL-RIO zone, projects would be required to comply with the LAGBC. As such, any future proposed project would be consistent with local and statewide goals and policies aimed at reducing the generation of GHGs. Therefore, the likelihood of GHG emissions that would make a cumulatively considerable contribution to emissions and impacts are less than significant.</p>	
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b.	<p>LESS THAN SIGNIFICANT IMPACT</p>	<p>The California legislature passed Senate Bill (SB) 375 to connect regional transportation planning to land use decisions made at a local level. SB 375 requires the metropolitan planning organizations to prepare a Sustainable Communities Strategy (SCS) in their regional transportation plans to achieve the per capita GHG reduction targets. For the SCAG region, the SCS is contained in the 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). The 2012-2035 RTP/SCS focuses the majority of new housing and job growth in high-quality transit areas and other opportunity areas on existing main streets, in downtowns, and commercial corridors, resulting in more opportunity for transit-oriented development. In addition, SB 743, adopted September 27, 2013, encourages land use and transportation planning decisions that reduce vehicle miles traveled, which contribute to GHG emissions, as required by AB 32.</p> <p>The proposed zoning and land use revisions do not include construction, demolition, or alteration of existing structures. However, if construction is proposed for the site in the future, in keeping with the [Q]CM-1XL-RIO zone, projects will be assessed for impacts as they are proposed.</p>	
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VIII. HAZARDS AND HAZARDOUS MATERIALS

a.	<p>LESS THAN SIGNIFICANT IMPACT</p>	<p>A significant impact would occur if the proposed project would create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. The proposed zoning and land use revisions do not include construction, demolition, or alteration of existing</p>	
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Impact?	Explanation	Mitigation Measures
	<p>structures. Therefore, the existing proposal will not create a significant hazard to the public due to transport of hazardous materials. However, there is the possibility that changing the zone and land use might allow redevelopment of the site. Changing the zone from OS to [Q]CM would allow for a wider variety of by right land uses: Wholesale, Clinics, Limited Manufacturing, Limited C2 uses, and Live-Work Residential Uses. It is conceivable that the future redevelopment of this site could include retail/commercial, limited manufacturing, or live-work uses.</p> <p>Construction of a future project could involve the temporary use of potentially hazardous materials, including vehicle fuels, oils, and transmission fluids. Operation of the project could also involve the limited use and storage of common hazardous substances typical of those used in residential and retail/commercial developments, including lubricants, paints, solvents, custodial products (e.g., cleaning supplies), pesticides and other landscaping supplies, and vehicle fuels, oils, and transmission fluids. No industrial uses or activities are proposed that would result in the use or discharge of unregulated hazardous materials and/or substances, or create a public hazard through transport, use, or disposal. As a residential, retail/commercial, or limited manufacturing development, a future project would not involve large quantities of hazardous materials that would require routine transport, use, or disposal. With compliance to applicable standards and regulations and adherence to manufacturer's instructions related to the transport, use, or disposal of hazardous materials, a potential future project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, and impacts would be less than significant. Also see explanations for sections VI and VIII.</p>	
b.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project created a significant hazard to the public or environment due to a reasonably foreseeable release of hazardous materials. The proposed zoning and land use revisions do not include construction, demolition, or

Impact?	Explanation	Mitigation Measures
	<p>alteration of existing structures. Therefore, the existing proposal will not create a significant hazard to the public due to foreseeable release of hazardous materials. However, there is the possibility that changing the zone and land use might encourage redevelopment of the site. Changing the zone from OS to [Q]CM would allow for a wider variety of by right land uses: Wholesale, Clinics, Limited Manufacturing, Limited C2 uses, and Live-Work Residential Uses. It is conceivable that the future redevelopment of this site could include retail/commercial, limited manufacturing, or live-work uses.</p> <p>The Assessor's site indicates that buildings on the site were constructed between the 1940s and 1980s. If a future proposal included demolition of the existing structures, it is conceivable that the 1940s structures might have asbestos-containing materials (ACMs) and lead-based paint (LBP). Demolition of these buildings would have the potential to release asbestos fibers into the atmosphere if such materials exist and they are not properly stabilized or removed prior to demolition activities. The removal of asbestos is regulated by SCAQMD Rule 1403; therefore, any asbestos found on-site would be required to be removed by a certified asbestos containment contractor in accordance with applicable regulations prior to demolition. Similarly, it is likely that lead-based paint is present in buildings constructed prior to 1979. Compliance with existing State laws regarding removal would be required. With this compliance, any future proposed project would result in a less-than-significant impact related to asbestos and LBP. Also see explanations for sections VI and VIII.</p>	
c.	LESS THAN SIGNIFICANT IMPACT	<p>Construction activities have the potential to result in the release, emission, handling, and disposal of hazardous materials within one-quarter mile of an existing school. The nearest school is the Los Feliz Charter School for the Arts, approximately a quarter mile to the North. The proposed zoning and land use revisions do not include construction, demolition, or alteration of existing structures. Therefore, the existing proposal will not create a significant</p>

Impact?	Explanation	Mitigation Measures
	<p>hazard to the public due to emission of hazardous materials.</p> <p>There is the possibility that changing the zone and land use might encourage redevelopment of the site. Changing the zone from OS to [Q]CM would allow for a wider variety of by right land uses: Wholesale, Clinics, Limited Manufacturing, Limited C2 uses, and Live-Work Residential Uses. It is conceivable that the future redevelopment of this site could include retail/commercial, limited manufacturing, or live-work uses.</p> <p>These types of uses would be expected to use and store very small amounts of hazardous materials, such as paints, solvents, cleaners, pesticides, etc. Nevertheless, all hazardous materials within the project site would be acquired, handled, used, stored, transported, and disposed of in accordance with all applicable federal, State, and local requirements. With this compliance, the proposed project would result in a less-than-significant impact related to hazardous materials. Also see explanations for sections VI and VIII.</p>	
d. NO IMPACT	<p>A significant impact would occur if the project site is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and would create a significant hazard to the public or the environment. The California Department of Toxic Substances Control (DTSC) maintains a database (EnviroStor) that provides access to detailed information on hazardous waste permitted sites and corrective action facilities, as well as existing site cleanup information. EnviroStor also provides information on investigation, cleanup, permitting, and/or corrective actions that are planned, being conducted, or have been completed under DTSC's oversight. A review of EnviroStor did not identify any records of hazardous waste facilities on the project site. Therefore, the proposed project would not be located on a site that is included on a list of hazardous materials sites or create a significant hazard to the public or the environment, and no impact would occur. Also see explanations for sections VI and VIII.</p>	

Impact?	Explanation	Mitigation Measures
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e.	NO IMPACT	The subject site is not located in an airport land use plan area, or within two miles of any public or public use airports, or private air strips. Therefore, the proposed project would not result in a safety hazard for people residing or working in the project area, and no impacts would occur. Also see explanations for sections VI and VIII.	
f.	NO IMPACT	The subject site is not located in an airport land use plan area, or within two miles of any public or public use airports, or private air strips. Therefore, the proposed project would not result in a safety hazard for people residing or working in the project area, and no impacts would occur. Also see explanations for sections VI and VIII.	
g.	NO IMPACT	<p>The nearest emergency routes are the Golden State Freeway (Interstate 5) and the Glendale Freeway, (State Route 2) according to the City of Los Angeles, Safety Element of the Los Angeles City General Plan, Critical Facilities and Lifeline Systems, Exhibit H, November 1996. The distances of these routes from the site are, 'as the crow flies' approximately 1800 feet to the south and 1000 feet to the west.</p> <p>The proposed zoning and land use revisions do not include construction, demolition, or alteration of existing structures. As such, the current proposal would not require the closure of any public or private streets and would not impede access to the project site or surrounding area. Therefore, the existing proposal will not impair implementation of adopted emergency response plans or emergence evacuation plans.</p> <p>However, changing the zone and land use from Open Space to Commercial Manufacturing will allow for a wider variety of by-right land uses and future development opportunities. If construction is proposed for the site in the future, projects will be assessed for impacts as they are proposed. Additionally, emergency access to and from the project site would be provided in accordance with requirements of the Los Angeles Fire Department (LAFD). Therefore, the proposed project would not impair implementation of or physically interfere</p>	

Impact?	Explanation	Mitigation Measures
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with an adopted emergency response plan or emergency evacuation plan, and no impact are anticipated. Also see explanations for sections VI and VIII.

h. NO IMPACT

A significant impact would occur if the proposed project exposed people and structures to high risk of wildfire. The proposed zoning and land use revisions do not include construction, demolition, or alteration of existing structures. Additionally, the project site is in an urbanized are of the City and the surrounds are completely developed. Accordingly, the project site and surrounding area are not subject to wildland fires. Therefore, the existing proposal will not expose people or structures to a risk of loss, injury, or death involving wildland fires, and no impact would occur.

IX. HYDROLOGY AND WATER QUALITY

a. NO IMPACT

The proposed zoning and land use revisions do not include the demolition, remodel, or construction of new structures and will not violate any water quality standards or waste discharge requirements. Even in the event that new construction may occur at this site in the future, in keeping with the [Q]CM-1XL-RIO zone, no impacts are anticipated. Also see explanations for sections VI and VIII.

b. NO IMPACT

The proposed zoning and land use revisions do not include the demolition, remodel, or construction of new structures. Even in the event that new construction may occur at this site in the future, in keeping with the [Q]CM-1XL-RIO zone, no impacts to groundwater supplies are anticipated. Also see explanations for sections VI and VIII.

c. NO IMPACT

The proposed zoning and land use revisions do not include the demolition, remodel, or construction of new structures and do not involve alteration of any streams, creeks, rivers or other watercourses. Even in the event that new construction may occur at this site in the future, in keeping with the [Q]CM-1XL-RIO zone, no impacts to streams, creeks, rivers or other water courses are anticipated. Also see explanations for sections IV, VI and VIII.

Impact?	Explanation	Mitigation Measures
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d.	NO IMPACT	The proposed zoning and land use revisions do not include the demolition, remodel, or construction of new structures and do not involve alteration of any streams, creeks, rivers or other watercourses. Even in the event that new construction may occur at this site in the future, in keeping with the [Q]CM-1XL-RIO zone, no impacts to streams, creeks, rivers or other water courses are anticipated. Also see explanations for sections IV, VI and VIII.	
e.	NO IMPACT	The proposed zoning and land use revisions do not include the demolition, remodel, or construction of new structures. Even in the event that new construction may occur at this site in the future, in keeping with the [Q]CM-1XL-RIO zone, no impacts to existing drainage systems are anticipated. Also see explanations for sections VI and VIII.	
f.	NO IMPACT	The proposed zoning and land use revisions do not include the demolition, remodel, or construction of new structures. Even in the event that new construction may occur at this site in the future, in keeping with the [Q]CM-1XL-RIO zone, no impacts are anticipated. Also see explanations for sections VI and VIII.	
g.	NO IMPACT	The proposed zoning and land use revisions do not include the demolition, remodel, or construction of new structures. Additionally, the subject area is not within a 100-year flood plain (Environmental and Public Facilities Maps 1996 & Navigate LA) or in a Flood Zone (ZIMAS & Navigate LA). Even in the event that new construction may occur at this site in the future, in keeping with the [Q]CM-1XL-RIO zone, no impacts are anticipated. Also see explanations for sections VI and VIII.	
h.	NO IMPACT	The proposed zoning and land use revisions do not include the demolition, remodel, or construction of new structures. Additionally, the subject area is not within a 100-year flood plain (Environmental and Public Facilities Maps 1996 & Navigate LA). Even in the event that new construction may occur at this site in the future, in keeping with the [Q]CM-1XL-RIO zone, no impacts are anticipated. Also see explanations for sections VI and VIII.	

Impact?	Explanation	Mitigation Measures
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i.	NO IMPACT	The proposed zoning and land use revisions do not include the demolition, remodel, or construction of new structures. Even in the event that new construction may occur at this site in the future, in keeping with the [Q]CM-1XL-RIO zone, impacts related to flooding created by the proposed zoning and land use revisions are not anticipated. Also see explanations for sections VI and VIII.	
j.	NO IMPACT	The proposed zoning and land use revisions do not include the demolition, remodel, or construction of new structures. The subject site is not located within a tsunami inundation area. Even in the event that new construction may occur at this site in the future, in keeping with the [Q]CM-1XL-RIO zone, impacts from a seiche, tsunami, or mudflow are not anticipated. Also see explanations for sections VI and VIII.	

X. LAND USE AND PLANNING

a.	NO IMPACT	Per LAMC 12.32 (Land Use Legislative Actions), a city initiated ordinance to modify the Silver Lake – Echo Park – Elysian Valley Community Plan and change the zoning on a parcel that is inconsistent with the current commercial manufacturing uses. The proposed change to zoning and land use designation is a city initiated action to correct the zoning on a site that was originally zoned for manufacturing uses (M2-1VL, see attached Ordinance No. 176825), since the 1940s five buildings have been legally permitted to operate, use, and maintain commercial manufacturing uses on this site. During the 2004 community plan update, adjacent properties to the subject site were being converted from manufacturing uses to a public park, and it was incorrectly assumed that the subject site was a part of that conversion. As a result 2 out of the 3 parcels that comprise this entire site were inadvertently changed from Manufacturing (M2-1VL) to Open Space (OS-1XL-RIO). Nonetheless, the subject site has remained under private ownership and commercial manufacturing operation. The current Open Space designation and OS Zone are inconsistent with the city's goals of maintaining viable industrial land and jobs, and there are no plans on part of any public agency to	
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Impact?	Explanation	Mitigation Measures
	<p>provide park/recreation services or an open space conservation area at the subject site. The proposed zone change does not include the demolition, remodel, construction or expansion of new structures; the proposed revision consists of updating the zoning from OS-1XL-RIO to [Q]CM-1XL-RIO to make the entire site consistent with the current and legally permitted uses. The land use designation will also change from Open Space to Commercial Manufacturing to make the entire site consistent with the general plan land use designation. The proposed Q Condition is the same Elysian Valley Q Conditions (Ordinance 183,954) which are currently applied to neighboring Commercial Manufacturing parcels, which includes development standards to limit height along the Los Angeles River, river orientation, landscaping, building step-backs, and other neighborhood character standards. The proposed revision will be consistent with the current legally permitted uses on site and adjacent parcels that are zoned [Q]CM-1XL-RIO with commercial manufacturing uses. This area is a commercial manufacturing corridor with adjacent neighborhood residential uses. The proposed revision to the zoning and land use is consistent with the existing neighborhood and community plan vision for this residential and commercial manufacturing mixed use area. Impacts to divide an established community are not anticipated. The proposed zoning and land use change is consistent with the current use of the site and is consistent with regulations applied to adjacent parcels. The proposed zoning and land use revisions are consistent with the spirit and intent of the General Plan, the Silver Lake-Echo Park-Elysian Valley Community Plan, the RIO Ordinance and RI</p>	
<p>b. LESS THAN SIGNIFICANT IMPACT</p>	<p>Per LAMC 12.32 (Land Use Legislative Actions), a city initiated ordinance to modify the Silver Lake – Echo Park – Elysian Valley Community Plan and change the zoning on a parcel that is inconsistent with the current commercial manufacturing uses. The zoning will be changed from OS-1XL-RIO to [Q]CM-1XL-RIO. The land use designation will also change from Open Space to Commercial Manufacturing. The</p>	

Impact?	Explanation	Mitigation Measures
	<p>Q provides additional development standards and restrictions to permitted uses, and is currently applied to other Commercial Manufacturing parcels in Elysian Valley along the Los Angeles River. The proposed zoning and land use change is consistent with the current use of the site and is consistent with regulations applied to adjacent parcels. Additionally, impacts can be hypothetically anticipated if the proposed zone and land use revision consisted of building an actual project. The revised zoning can potentially result in projects being proposed but would not automatically be approved. New proposed projects are required to file entitlement applications and/or file for plan check for consistency with all applicable LAMC, LADBS, and building codes. The proposed zoning and land use revisions do not include construction, demolition, or alteration of existing structures. However, it is conceivable that future projects requesting approval of new projects for new construction, adaptive reuse, alterations, and/or remodels may be proposed for the site since changing the land use and zone will allow for a wider variety of by-right land uses and development opportunities. Changing the zone from OS-1XL-RIO to [Q]CM-1XL-RIO would allow for a wider variety of by right land uses: Wholesale, Clinics, Limited Manufacturing, Limited C2 uses, and Live-Work Residential Uses. It is conceivable that the future redevelopment of this site could include retail/commercial, limited manufacturing, or live-work uses. The live-work uses would be limited to one unit per 1,200 square feet. Since the subject site and adjacent parcel are approximately 59,501 square feet, the site could potentially be developed with up to 49 live-work units. However, the increase in residential population resulting from this hypothetical future project would not be considered substantial in consideration of anticipated growth for the Silver Lake - Echo Park - Elysian Valley Community Plan approved and adopted in 2004, and is within the Southern California Association of Governments' (SCAG) 2040 estimated growth case figures for the City in their 2016-2040 Regional Transportation Plan. Operation of the hypothetical future</p>	

Impact?	Explanation	Mitigation Measures
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		project would not induce substantial population growth in the project area, either directly or indirectly. Therefore, impacts are considered less than significant.	
c.	NO IMPACT	See explanations in X.a. and X.b, in addition conflicts to habitat conservation plans are not anticipated.	

XI. MINERAL RESOURCES

a.	NO IMPACT	A significant impact would occur if a new construction project were proposed and would possibly result in the loss of availability of known mineral resources of regional value or locally-important mineral resource recovery site. The subject site is not classified by the City as containing significant mineral deposits nor is it designated for mineral extraction land use. In addition, the project site is not identified by the City as being located in an oil field or within an oil drilling area. Therefore, the proposed project would not result in the loss of availability of any known, regionally- or locally-valuable mineral resource, and no impact would occur.	
b.	NO IMPACT	A significant impact would occur if a new construction project were proposed and would possibly result in the loss of availability of known mineral resources of regional value or locally-important mineral resource recovery site. The subject site is not classified by the City as containing significant mineral deposits nor is it designated for mineral extraction land use. In addition, the project site is not identified by the City as being located in an oil field or within an oil drilling area. Therefore, the proposed project would not result in the loss of availability of any known, regionally- or locally-valuable mineral resource, and no impact would occur. Also see explanation for XI. a.	

XII. NOISE

a.	LESS THAN SIGNIFICANT IMPACT	The City of Los Angeles has established policies and regulations concerning the generation and control of noise that could adversely affect its citizens and noise-sensitive land uses. The proposed zoning and land use revisions do not include construction, demolition, or alteration of existing structures. Therefore, the existing proposal will not generate excess noise levels. The subject site has been developed with door	
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Impact?	Explanation	Mitigation Measures
	<p>manufacturing (commercial manufacturing) use operation since the 1940s. Revising the zoning and land use designation from Open Space to Commercial Manufacturing will be consistent with adjacent parcels that are used and zoned for commercial manufacturing uses. The Q condition (Ordinance No. 183,954) includes provisions for audible noises/machinery noise adjacent to residential areas. It is conceivable that a new construction project could possible impact noise levels, if so, new projects will be assessed for impacts and subject to the LAMC Sections 112.05 (Maximum Noise Level of Powered Equipment or Powered Hand Tools) and 41.40 (Noise Due to Construction, Excavation Work – When Prohibited) regarding construction hours and construction equipment noise thresholds. Additionally, a future project would be required to comply with the City of Los Angeles General Plan Noise Element and Ordinance No. 161,574, which prohibits the emission of creation of noise beyond certain levels at adjacent uses unless technically infeasible. Impacts are considered less than significant.</p>	
b. LESS THAN SIGNIFICANT IMPACT	<p>See explanation in XII.a., in addition, by complying with regulations, new construction projects would result in a less-than-significant impact related to construction vibration. The current land use and zoning revision does not include expansion, construction, or alteration of existing structures. Impacts are considered less than significant.</p>	
c. LESS THAN SIGNIFICANT IMPACT	<p>See explanations for XII.a, and XII.b, in addition, a significant impact would occur if a new construction project were proposed. It is anticipated that new construction projects could include new stationary sources of noise, such as rooftop mechanical HVAC equipment. If new construction projects are subject to mechanical design review and the design of the potential equipment will be required to comply with LAMC Section 112.02, which prohibits noise from air conditioning, refrigeration, heating, pumping, and filtering equipment from exceeding the ambient noise level on the premises of other occupied properties by more than five dBA. With implementation</p>	

Impact?	Explanation	Mitigation Measures
	<p>of the regulations that address rooftop mechanical equipment, a substantial permanent increase for nearby sensitive receptors would be reduced to a less than significant level. However, the proposed zoning and land use revisions do not include construction, demolition, or alteration of existing structures. Therefore, impacts are considered less than significant.</p>	
d. LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the project resulted in substantial temporary or periodic increase in ambient noise levels. As discussed above, impacts are expected to be less than significant for construction and operational noise and vibration. Also see explanation for XII.c.</p>	
e. NO IMPACT	<p>The subject site is not located 2 miles of a public airport or public use airport. The proposed zoning and land use revisions do not include construction, demolition, or alteration of existing structures near an airport land use plan or 2 miles from a public airport. Impacts are not anticipated.</p>	
f. NO IMPACT	<p>The subject site is not located within the vicinity of a private airstrip. See explanation for VII.d and VII.e. No impacts are anticipated.</p>	

XIII. POPULATION AND HOUSING

a.	LESS THAN SIGNIFICANT IMPACT	<p>Impacts can be anticipated if the proposed change to zoning and land use designation consisted of building an actual project. The current proposal does not include the building of an actual project, however the revised zoning could potentially result in a project being proposed but would not automatically be approved. New proposed projects are required to file entitlement applications and/or file for plan check for consistency with all applicable LAMC, LADBS, and building codes. The proposed zoning and land use revisions do not include construction, demolition, or alteration of existing structures. However, it is conceivable that future projects requesting approval of new projects for new construction, adaptive reuse, alterations, and/or remodels may be proposed for the site since changing the land use and zone will allow for a wider variety of by-right land uses and development opportunities. Changing the zone from OS-1XL-RIO to [Q]CM-1XL-RIO would allow for a wider</p>	
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Impact?	Explanation	Mitigation Measures
	<p>variety of by right land uses: Wholesale, Clinics, Limited Manufacturing, Limited C2 uses, and Live-Work Residential Uses. It is conceivable that the future redevelopment of this site could include retail/commercial, limited manufacturing, or live-work uses. The live-work uses would be limited to one unit per 1,200 square feet. Since the subject site and adjacent parcel are approximately 59,501 square feet, the site could potentially be developed with up to 49 live-work units. However, the increase in residential population resulting from this hypothetical future project would not be considered substantial in consideration of anticipated growth for the Silver Lake - Echo Park - Elysian Valley Community Plan approved and adopted in 2004, and is within the Southern California Association of Governments' (SCAG) 2040 estimated growth case figures for the City in their 2016-2040 Regional Transportation Plan. Operation of the hypothetical future project would not induce substantial population growth in the project area, either directly or indirectly. Therefore, impacts are considered less than significant.</p>	
<p>b. NO IMPACT</p>	<p>The proposed change to land use designation and zoning will be consistent with the current uses on site, which are commercial manufacturing uses. The proposed [Q]CM-1XL-RIO zoning includes development standards and provisions that allow for adaptive re-use, mixed-use projects, joint live-work, and mostly include provisions to protect the commercial manufacturing character and standards that address established and neighboring residential uses. New construction, remodels, alterations, and/or adaptive re-use projects can be proposed and they would not displace a substantial quantity of existing residences or a substantial number of people because the current site does not include residential uses, the current site is comprised of 5 buildings that have been legally permitted to operate, use, and maintain commercial manufacturing uses. The proposed zoning and land use revisions do not include construction, demolition, or alteration of existing structures. In addition, the current use of the site is for commercial manufacturing and does not have residential uses on</p>	

Impact?	Explanation	Mitigation Measures
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		site. Therefore, the current proposal will not have an impact on the displacement of housing units.	
c.	NO IMPACT	See explanation for XIII.b, in addition, the proposed zoning and land use revisions do not include construction, demolition, or alteration of existing structures. In addition, the current use of the site is for commercial manufacturing and does not have residential uses on site. Therefore, the current proposal will not have an impact on the displacement of people from existing housing.	

XIV. PUBLIC SERVICES

a.	LESS THAN SIGNIFICANT IMPACT	Los Angeles Fire Department (LAFD) response times and service are analyzed when new construction or increased density is proposed. If the revised zoning resulted in new construction projects being filed, these new projects would be subject to plan check and reviewed for compliance with LADBS, LAFD, DOT, and other plan check departments that review new construction. If a hypothetical new construction project resulted in impacting LAFD service or response times, the LAFD would conduct a review and analysis and recommend the need for a new or physically altered station. The proposed zoning and land use revisions do not include construction, demolition, or alteration of existing structures. Impacts to Fire Protection services are considered less than significant. It is conceivable that new construction projects or changes of use to residential or live-work, may be proposed for the site since changing the land use and zone will allow for a wider variety of by-right land uses and development opportunities. Should the zone and land use changes catalyze development on the site to reach its maximum development potential allowed by the [Q]CM zone, a hypothetical project could be proposed for the site and would be allowed to have a maximum of 49 dwelling units (live-work). The subject site and the surrounding area are currently served by Fire Station 56, located at 2759 Rowena Avenue (approximately 1 mile west of the project site). The increase in residential population from the hypothetical future project would not substantially increase population in a way that would increase fire department response times. It is not anticipated that	
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Impact?	Explanation	Mitigation Measures
	<p>there would be a need to build a new or expand an existing fire station to serve the hypothetical project and maintain acceptable service ratios, response times, or other performance objectives for fire protection. By analyzing data from previous years and continuously monitoring current data regarding response times, types of incidents, and call frequencies, LAFD can shift resources to meet local demands for fire protection and emergency services. The hypothetical project would neither create capacity or service level problems nor result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for fire protection. Therefore, the proposed zoning and land use revisions would result in a less-than-significant impact.</p>	
<p>b. LESS THAN SIGNIFICANT IMPACT</p>	<p>Los Angeles Police Department (LAPD) response times and service are analyzed when new construction and/or increased density is proposed. If the revised zoning resulted in new construction projects being filed, these new projects would be subject to plan check and reviewed for compliance with LAPD, LADBS, LAFD, DOT, and other plan check departments that review new construction. If a hypothetical new construction project resulted in impacting LAPD service or response times, the LAPD would conduct a review and analysis and recommend the need for a new or physically altered station. The project site and the surrounding area are currently served by LAPD's Northeast Station, located at 3353 San Fernando Road (approximately 0.75 mile northwest of the subject site). Prior to the issuance of a building permit, the LAPD would review the hypothetical project plans to ensure that the design of the project follows the LAPD's Design Out Crime Program, an initiative that introduces the techniques of Crime Prevention Through Environmental Design (CPTED) to all City departments beyond the LAPD. Through the incorporation of these techniques into the project design the hypothetical project would neither create capacity/service level problems nor result in substantial adverse physical impacts associated with</p>	

Impact?	Explanation	Mitigation Measures
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	<p>the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for police protection. Therefore, the proposed change to land use and zoning would result in a less-than-significant impact related to police protection services.</p>	
c.	<p>LESS THAN SIGNIFICANT IMPACT</p> <p>New demand for school facilities that would exceed the capacity of the school district is analyzed when new projects are proposed. The proposed zoning and land use revisions do not include construction, demolition, or alteration of existing structures. Therefore, it is anticipated that the proposed changes to zoning and land use designation will not result in impacts to School services. If a hypothetical new construction project resulted in impacting LAUSD capacity for schools, the LAUSD would be contacted to review and analyze the hypothetical new construction in the service area and make recommendations. New development of the hypothetical project would be subject to California Government Code Section 65995, which would allow LAUSD to collect impact fees from developers of new residential and commercial space. Conformance to California Government Code Section 65995 is deemed to provide full and complete mitigation of impacts to school facilities. Therefore, the proposed project would result in a less-than-significant impact to public schools.</p>	
d.	<p>LESS THAN SIGNIFICANT IMPACT</p> <p>New demand for park and recreation services is analyzed when new projects are proposed. The capacity or capability of the local park system to serve new construction projects are analyzed for demand. The proposed zoning and land use revisions do not include construction, demolition, or alteration of existing structures. Currently, the adjacent area is located adjacent to a Bike Path and next to Marsh Park. It is anticipated that the proposed changes to zoning and land use designations would not result in impacts to park services. If a hypothetical new construction project resulted in impacting local recreation and park services, the new project would be subject to review and analysis and would be subject to the city's Quimby Fee Ordinance and procedures. Impacts to park and</p>	

Impact?	Explanation	Mitigation Measures
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		recreation services are considered less than significant.	
e.	LESS THAN SIGNIFICANT IMPACT	See explanation for XIV. a thru XIV d, in addition, impacts are considered less than significant after hypothetical new proposed construction projects, including remodels, alterations, and adaptive reuse projects are reviewed for compliance with LADBS, LAMC, and other applicable building code standards and procedures. It is anticipated that Impacts to performance objectives, service ratios, response times, and/or other performance objectives for the aforementioned public services will be less than significant. Also see explanation for XV.a.	

XV. RECREATION

a.	LESS THAN SIGNIFICANT IMPACT	New demand for park and recreation services is analyzed when new projects are proposed, and the capacity or capability of the local park system to serve new construction projects are analyzed for demand. The proposed zoning and land use revisions do not include construction, demolition, or alteration of existing structures. Changing the zoning and land use designation from Open Space to Commercial Manufacturing creates the appearance of a diminishment of park space, however there are no plans on the part of any public agency to operate a park at the subject property location. There are existing park and recreation amenities adjacent to the subject site that serve the immediate neighborhood that will remain as such. These existing park and recreation include but are not limited to the following: The LA River Greenway Trail (approximately a 7 mile trail) commonly known as the LA River Bike Path that starts in the Valley Area and ends near Fletcher Drive and Glendale Avenue; Marsh Street Skate Park located at 2945 N. Marsh Street, this site measures approximately 12,000 square feet and is located in the OS-1XL-RIO zone, in addition Marsh Nature Park (immediately adjacent to the subject property) which measures approximately 19,000 square feet and is located in the OS-1XL-Zone; and lastly Marsh Park which comprises the largest portion of open green space and measures approximately 180,000 square feet and is located in the OS-1XL-RIO zone. All properties that are	
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Impact?	Explanation	Mitigation Measures
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		<p>part of Marsh Park, Skate Park, and Nature Park are all owned by the State of California, Santa Monica Mountains Conservancy. All these properties (approximately 200,000 square feet of land zoned Open Space [OS-1XL-RIO] will remain as such and are not a part of proposed changes to land use designation and zone change. The immediate neighborhood is also served by other recreational amenities such as the Elysian Valley Recreation Center is located at 1811 Ripple St (approximately 0.5 miles from the subject property) and this recreation facility measures approximately 80,000 square feet and is zoned OS-1XL-RIO, owned and operated by the City of Los Angeles Recreation and Parks Department. It is anticipated that the proposed changes to zoning and land use designations would not result in impacts to park services. If a hypothetical new construction project resulted in impacting local recreation and park services, the new project would be subject to review and analysis and would be subject to the city's Quimby Fee Ordinance and procedures. Impacts to park and recreation services are considered less than significant.</p>	
b.	LESS THAN SIGNIFICANT IMPACT	See XIV and XV.a. Impacts to recreational facilities are considered less than significant.	

XVI. TRANSPORTATION/TRAFFIC

a.	LESS THAN SIGNIFICANT IMPACT	<p>New traffic demands, traffic analysis, and initial assessment traffic studies are required of projects that trigger Site Plan Review (SPR) and normally this type of review is triggered when new projects result in the construction of 50 net residential units and/or 50,000 square feet of commercial space. As explained in Section X (Land Use) and Section XIII (Population and Housing), the proposed zoning and land use revisions do not include construction, demolition, or alteration of existing structures. The proposed land use and zoning change would not result in construction which would affect transportation routes or usage, and it is not anticipated that performance of the circulation system will be impacted. However, it is conceivable that future projects may be proposed for the site since changing the land use and zone will allow for a wider variety of</p>	
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Impact?	Explanation	Mitigation Measures
	<p>by-right land uses and adaptive re-use and development opportunities. Changing the zone from OS-1XL-RIO to [Q]CM-1XL-RIO would allow for a wider variety of by right land uses: Wholesale, Clinics, Limited Manufacturing, Limited C2 uses, and Live-Work Residential Uses, all subject to LADBS plan check processes and procedures , sign-off and review for compliance with the Q condition (Ord. No. 183,954), including a maximum of 60% lot coverage, 1XL Height District limit of 30 feet, RIO Overlay District (Ord. No. 183,145) and RIO Ordinance (Ord. No. 183,144) development standards, in addition to all other applicable LAMC requirements included herein by reference. The subject site measures approximately 59,501 square feet, hypothetically this lot size would yield a maximum build out of an approximately 71,401 square foot building, however the Q condition includes a 60% lot coverage, hence the building size would be smaller but for the purposes of analyzing the largest hypothetical building size we are using the largest number. If this hypothetical new project was 71,401 square feet in size, and if retail, dining, office, institutional, industrial, recreational, or financial uses were proposed – an initial study assessment form application would be required to be filed by LADOT, and they would assess of the proposed project would necessitate a traffic study. Currently, the only use identified on the LADOT traffic study threshold as having a higher threshold than the maximum build out scenario is the Self-Storage. However, this use is prohibited by the Q condition (Ordinance No. 183,954). If this hypothetical project were built out as a live-work project it would be allowed to have a maximum of 49 units due to requirements in the Q condition. That project would potentially be required to file for an initial study assessment form and LADOT would analyze the possible trips generated by the new use and recommend if the new project necessitates a traffic study. If a traffic study is required by LADOT, they would issue a memo specifying recommended analysis, conditions of approval, and other requir</p>	

Impact?	Explanation	Mitigation Measures	
b.	LESS THAN SIGNIFICANT IMPACT	See explanation for XVI.a., in addition hypothetically, if a new construction project were proposed and it individually or cumulatively exceeded the service standards of the Los Angeles County Metropolitan Transportation Authority (Metro) Congestion Management Program (CMP), the new projects would be subject to further analyses per the CMP. The CMP program was created Statewide as a result of Proposition 111 and has been implemented locally by Metro. The CMP for Los Angeles County requires that the traffic impacts of individual development projects of potential regional significance be analyzed. Specific arterial roadways and all State highways comprise the CMP system, and a total of 164 intersections are identified for monitoring throughout Los Angeles County. The local CMP requires that all CMP monitoring intersections be analyzed where a project would likely add more than 50 trips during either the a.m. or p.m. peak hours. Impacts to peak hours are not anticipated.	
c.	LESS THAN SIGNIFICANT IMPACT	The proposed land use and zoning change does not include an aviation component or features that would interfere with air traffic patterns. Impacts to air traffic patterns associated with safety risk is not anticipated. The 1XL height district that limits height to 30 feet will remain the same. The proposed land use and zoning change do not change the current buildings that were legally permitted since 1940. The current and the proposed zoning and land use revisions do not impact air traffic patterns. Impacts are considered less than significant.	
d.	LESS THAN SIGNIFICANT IMPACT	The proposed changes to land use and zoning would not include unusual or hazardous design features, or incompatible uses that result in increased hazards. Impacts to increase hazards are not anticipated. Also see explanations in Section I (Aesthetics) and Section X (Land Use).	
e.	LESS THAN SIGNIFICANT IMPACT	The nearest emergency/disaster routes to the project site are Golden State Freeway (Interstate 5) and the Glendale Freeway, (State Route 2) according to the City of Los Angeles, Safety Element of the Los Angeles City General Plan, Critical Facilities and Lifeline Systems, Exhibit H,	

Impact?	Explanation	Mitigation Measures
	<p>November 1996. The distances of these routes from the site are, 'as the crow flies' approximately 1800 feet to the south and 1000 feet to the west. The proposed zoning and land use revisions do not include construction, demolition, or alteration of existing structures. As such, the current changes to land use designation and zoning are not anticipated to require the closure of any public or private streets and not anticipated to impede access to the project site or surrounding area. It is not anticipated that the proposed changes to land use designation and zoning would be in conflict with implementation of adopted emergency response plans or emergence evacuation plans. However, changing the zone and land use from Open Space to Commercial Manufacturing will allow for a wider variety of by-right land uses and development opportunities. The current changes to land use designation and zoning does not include new construction, remodels, alterations, or adaptive re-use of any structures on site. If new construction is proposed for the site in the future, projects will be assessed for impacts as they are proposed. Additionally, emergency access to and from the project site would be provided in accordance with requirements of the Los Angeles Fire Department (LAFD). Impacts are considered less than significant.</p>	
f. LESS THAN SIGNIFICANT IMPACT	<p>The proposed change to land use designation and zoning does not include modification of streets, bikeways, cycle tracks, nor involve modification of existing alternative transportation facilities located on- or off-site. The proposed changes to land use designation and zoning does not result in the disruption of public transportation services or the alteration of public transportation routes. Since the proposed project would not modify or conflict with any alternative transportation policies, plans or programs, it would have no impact on such programs. Also see explanation in section XVI.a and XVI.b.</p>	
XVII. UTILITIES AND SERVICE SYSTEMS		

Impact?	Explanation	Mitigation Measures
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a.	LESS THAN SIGNIFICANT IMPACT	<p>Wastewater treatment requirements of the Los Angeles Regional Water Quality Control Board (LARWQCB) are applicable to all new construction projects. The proposed zoning and land use revisions do not include construction, demolition, alterations, or adaptive re-use of existing structures. Compliance with waste water treatment requirements are not anticipated to be applicable to the proposed change in land use designation and zoning. However, it is conceivable that new construction projects may be proposed for the site in the future, since changing the land use and zone will allow for a wider variety of by-right land uses and development opportunities, all of which are subject to LADBS building and permitting processes, Low Impact Development (LID) Ordinance requirements established by Public Works, LAMC requirements including but not limited to the current Q conditions (Ordinance No. 183,954), RIO Overlay District (Ord. No. 183,145) and RIO Ordinance (Ord. No. 183,144) development standards, in addition to all other applicable LAMC requirements included herein by reference. A hypothetical future project would be analyzed for impacts. Wastewater from the hypothetical project would be required to be treated according to requirements of the NPDES permit authorized by the LARWQCB. The proposed zoning and land use revisions do not include construction, demolition, alterations, or adaptive re-use of existing structures. Impacts related to wastewater treatment requirements are considered less than significant.</p>	
b.	LESS THAN SIGNIFICANT IMPACT	<p>New construction projects trigger analysis of possible increase water consumption or wastewater generation to analyze the degree that the capacity of facilities currently serving a new project would be exceeded. The proposed zoning and land use revisions do not include construction, demolition, or alteration of existing structures. Therefore, impacts to wastewater facilities are not anticipated. However, it is conceivable that new construction projects may be proposed for the site in the future, since changing the land use and zone will allow for a wider variety of by-right land uses and development opportunities, all of which</p>	

Impact?	Explanation	Mitigation Measures
	<p>are subject to LADBS building and permitting processes, Low Impact Development (LID) Ordinance requirements established by Public Works, LAMC requirements including but not limited to the current Q conditions (Ordinance No. 183,954), RIO Overlay District (Ord. No. 183,145) and RIO Ordinance (Ord. No. 183,144) development standards, in addition to all other applicable LAMC requirements included herein by reference. See explanation in XVIII. a., in addition, the Los Angeles Department of Water and Power (LADWP) conducts water planning based on forecast population growth. The addition of a hypothetical new construction with 49 units would be consistent with Citywide growth, and, therefore, the hypothetical project demand for water is not anticipated to require new water supply entitlements and/or require the expansion of existing or construction of new water treatment facilities beyond those already considered in the LADWP 2010 Urban Water Management Plan. Thus, impacts to water system capacity are considered less than significant. In addition, prior to any future construction activities, new construction projects are required to comply with the City of Los Angeles Bureau of Sanitation (BOS) and Public Works to determine the exact wastewater conveyance requirements of the proposed project, and any upgrades to the wastewater lines in the vicinity of the project site that are needed to adequately serve the proposed project would be undertaken as part of the project. The proposed zoning and land use revisions do not include construction, demolition, or alteration of existing structures. Therefore, impacts to wastewater facilities are not anticipated.</p>	
c.	<p>LESS THAN SIGNIFICANT IMPACT</p> <p>See explanation for XVII.a, and XVII.b, impacts to runoff water that would exacerbate any existing deficiencies in the storm drain system or provide substantial additional sources of polluted runoff are not anticipated. Impacts related to utilities and service systems are considered less than significant.</p>	

Impact?	Explanation	Mitigation Measures
d. LESS THAN SIGNIFICANT IMPACT	See explanation for XVII.a, and XVII.b, impacts to runoff water that would exacerbate any existing deficiencies in the storm drain system or provide substantial additional sources of polluted runoff are not anticipated. Impacts related to water supply are considered less than significant.	
e. LESS THAN SIGNIFICANT IMPACT	See explanation for XVII.a, and XVII.b, impacts to runoff water that would exacerbate any existing deficiencies in the storm drain system or provide substantial additional sources of polluted runoff are not anticipated. Impacts related to water supply and capacity are considered less than significant.	
f. LESS THAN SIGNIFICANT IMPACT	The Los Angeles Bureau of Sanitation (BOS) and private waste management companies are responsible for the collection, disposal, and recycling of solid waste within the City, including the project sites for new construction projects. The proposed changes to land use designation and zoning, does not include new construction, remodeling, alteration, or adaptive re-use of the buildings legally permitted on-site. Hypothetically, if new construction projects were reviewed for approval and compliance with the city's solid waste requirements and procedure, solid waste during the operation of a new construction project would be subject to BOS and the solid waste operation would be collected by the BOS and private waste haulers, respectively. Solid waste collected from the subject site during would be anticipated to be hauled to Sunshine Canyon Landfill. In addition, in compliance with Assembly Bill (AB) 939, a future project applicant would be required to implement a Solid Waste Diversion Program and divert at least 50 percent of the solid waste generated by the project from the Sunshine Canyon Landfill. The hypothetical project would also comply with all federal, State, and local regulations related to solid waste. The proposed changes to land use designation and zoning does not include construction activity that triggers solid waste disposal, hence impacts to solid waste are less than significant.	

Impact?	Explanation	Mitigation Measures
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g.	LESS THAN SIGNIFICANT IMPACT	See explanation for XVII. a thru XVII.f., impacts to compliance with all legal jurisdictions and their respective processes and procedures are considered less than significant.	
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XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

a.	LESS THAN SIGNIFICANT IMPACT	Based on the analysis in this Initial Study, the proposed changes and revisions to the zoning and land use designation would not have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal. Potential redevelopment of the site would be required to file for an environmental assessment form to be reviewed and evaluated for the level of environmental clearance and analyses, per CEQA and City CEQA Guidelines. Implementation of future mitigation measures identified in future environmental assessments and compliance with existing regulations would reduce impacts to less-than-significant levels.	
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b.	LESS THAN SIGNIFICANT IMPACT	The impacts of the proposed change to zoning and land use designation, in addition to hypothetical-probable future projects are considered less than significant. Considerable impacts were analyzed by way of discussing hypothetical probable new construction projects that would in the future file for entitlement review and construction and permitting processes. Although projects may be constructed in the project vicinity at a future time, the cumulative impacts to which the proposed project would contribute would be less than significant, after compliance with the proposed zoning, which includes but is not limited to the current Q conditions, height limitation, development standards that ensure compatibility with the prevailing commercial manufacturing uses along with neighboring residential character, and the bike path that runs adjacent along the Los Angeles River. The current LAMC and all applicable ordinances and building and safety processes and procedures remain in effect. The proposed zone change and land use designation from	
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Impact?	Explanation	Mitigation Measures
	Open Space back to Commercial Manufacturing is a technical correction that will ensure consistency with the legally permitted on the subject site that is privately owned by a commercial manufacturing operator.	
c. LESS THAN SIGNIFICANT IMPACT	The proposed change to zoning and land use designation have less than significant impacts to human beings since the surrounding area is already fully developed with a mix of residential, commercial, and commercial manufacturing uses and the proposed revisions are consistent with the area.	