

**EXHIBIT C**

**ENVIRONMENTAL CLEARANCE**

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

<b>LEAD CITY AGENCY</b> City of Los Angeles	<b>COUNCIL DISTRICT</b> CD 3 - BOB BLUMENFIELD
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<b>PROJECT TITLE</b> ENV-2015-890-MND	<b>CASE NO.</b> APCSV-2015-887-ZC
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**PROJECT LOCATION**  
18913-18917 W GAULT ST

**PROJECT DESCRIPTION**  
The project includes requests for a Vesting Tentative Tract Map and Zone Change for the development of a small-lot subdivision consisting of 12 single-family residences, each two-stories and 26 feet and ten (10) inches in height, on a 38,820 square-foot site.

**NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY**  
Great Homes LLC  
19060 Ventura Blvd #110, Encino, CA 91436

**FINDING:**  
The City Planning Department of the City of Los Angeles has Proposed that a mitigated negative declaration be adopted for this project because the mitigation measure(s) outlined on the attached page(s) will reduce any potential significant adverse effects to a level of insignificance

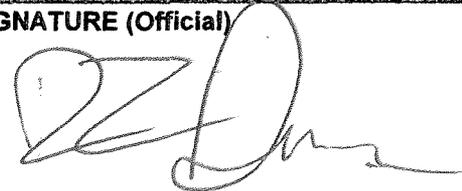
(CONTINUED ON PAGE 2)

**SEE ATTACHED SHEET(S) FOR ANY MITIGATION MEASURES IMPOSED.**

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 the mitigated 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
COURTNEY SCHOENWALD	City Planning Associate	(818) 374-9904

ADDRESS	SIGNATURE (Official)	DATE
200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA. 90012		6/4/15

**IV-20. Habitat Modification (Nesting Native Birds, Non-Hillside or Urban Areas)**

- The project will result in the removal of vegetation and disturbances to the ground and therefore may result in take of nesting native bird species. Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R Section 10.13). Sections 3503, 3503.5 and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA).
- Proposed project activities (including disturbances to native and non-native vegetation, structures and substrates) should take place outside of the breeding bird season which generally runs from March 1- August 31 (as early as February 1 for raptors) to avoid take (including disturbances which would cause abandonment of active nests containing eggs and/or young). Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86).
- If project activities cannot feasibly avoid the breeding bird season, beginning thirty days prior to the disturbance of suitable nesting habitat, the applicant shall:
- Arrange for weekly bird surveys to detect any protected native birds in the habitat to be removed and any other such habitat within properties adjacent to the project site, as access to adjacent areas allows. The surveys shall be conducted by a qualified biologist with experience in conducting breeding bird surveys. The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of clearance/construction work.
- If a protected native bird is found, the applicant shall delay all clearance/construction disturbance activities within 300 feet of suitable nesting habitat for the observed protected bird species until August 31.
- Alternatively, the Qualified Biologist could continue the surveys in order to locate any nests. If an active nest is located, clearing and construction within 300 feet of the nest or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and when there is no evidence of a second attempt at nesting. The buffer zone from the nest shall be established in the field with flagging and stakes. Construction personnel shall be instructed on the sensitivity of the area.
- The applicant shall record the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds. Such record shall be submitted and received into the case file for the associated discretionary action permitting the project.

**IV-70. Tree Removal (Non-Protected Trees)**

- Environmental impacts from project implementation may result due to the loss of significant trees on the site. However, the potential impacts will be mitigated to a less than significant level by the following measures:
- All significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) non-protected trees on the site proposed for removal shall be replaced at a 1:1 ratio with a minimum 24-inch box tree. Net, new trees, located within the parkway of the adjacent public right(s)-of-way, may be counted toward replacement tree requirements.
- Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077. All trees in the public right-of-way shall be provided per the current standards of the Urban Forestry Division, Bureau of Street Services, Department of Public Works.
- An arborist report prepared by a certified arborist shall be prepared indicating the location, size, type, and general conditions of all existing trees on the site and within the adjacent right-of-way.

**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)

<b>LEAD CITY AGENCY:</b> City of Los Angeles	<b>COUNCIL DISTRICT:</b> CD 3 - BOB BLUMENFIELD	<b>DATE:</b>
<b>RESPONSIBLE AGENCIES:</b> Department of City Planning		
<b>ENVIRONMENTAL CASE:</b> ENV-2015-890-MND	<b>RELATED CASES:</b> APCSV-2015-887-ZC	
<b>PREVIOUS ACTIONS CASE NO.:</b>	<input type="checkbox"/> Does have significant changes from previous actions. <input type="checkbox"/> Does NOT have significant changes from previous actions	
<b>PROJECT DESCRIPTION:</b> ZONE CHANGE WITH CONCURRENT TENTATIVE TRACT MAP( SMALL LOT)		
<b>ENV PROJECT DESCRIPTION:</b> The project includes requests for a Vesting Tentative Tract Map and Zone Change for the development of a small-lot subdivision consisting of 12 single-family residences, each two-stories and 26 feet and ten (10) inches in height, on a 38,820 square-foot site.		
<b>ENVIRONMENTAL SETTINGS:</b> The property is rectangular in shape, located on a relatively flat site, comprised of 2 lots, one of which is 17,978.9 square feet and the other which is 20,299.3, for a total site of 38,278.2 square feet. The lots are located on Gault Street, on parcel to the west of Wilbur Avenue. The site's frontage on Gault Street is approximately 132 feet. The lots are approximately 290 feet deep. The lots are located in the Reseda- West Van Nuys Community Plan, are both designated with a Low Medium I Residential General Plan Land Use, and are in the River Improvement Overlay. The smaller of the two lots is zoned R1-1-RIO, while the larger lot is zoned (T)(Q)RD3-1-RIO.  The site is located in the 350 foot height limit above Elevation 790 area and is also in designated Urban and Built-up Land. The nearest fault is Northridge, which is 10.94 km away from the site.  The site is currently improved with three single-story, single family homes, built in 1953, which will be demolished for the project. There are 27 trees on site, at least 21 of which are 8 inches in diameter or more. The provided tree report prepared by a landscape architect shows no protected trees on site. All the trees on site will be removed with the proposal.  The property abuts Gault Street, a designated local street. The surrounding area on three sides is multi-family; to the west the zone is R1-1-RIO but is improved with three dwellings on one lot, and to the north the zone is (Q)RD1.5-1-RIO and is improved with a two-story multi-family apartment building; two-story condos are located in the northwest corner. To the east the zone is [T][Q]RD1.5-1-RIO and the property is improved with a four-story apartment structure. Directly south of the site the zoning is R1-1-RIO and those lots are improved with single-family homes.		
<b>PROJECT LOCATION:</b> 18913-18917 W GAULT ST		
<b>COMMUNITY PLAN AREA:</b> RESEDA - WEST VAN NUYS <b>STATUS:</b>  <input checked="" type="checkbox"/> Does Conform to Plan <input type="checkbox"/> Does NOT Conform to Plan	<b>AREA PLANNING COMMISSION:</b> SOUTH VALLEY	<b>CERTIFIED NEIGHBORHOOD COUNCIL:</b> RESEDA
<b>EXISTING ZONING:</b> R1-1-RIO and (T)(Q)RD3-1-RIO	<b>MAX. DENSITY/INTENSITY ALLOWED BY ZONING:</b> 1 d.u. / 5,000 sq ft and 1 d.u./3,000 sq ft	

<b>GENERAL PLAN LAND USE:</b> LOW MEDIUM I RESIDENTIAL	<b>MAX. DENSITY/INTENSITY          ALLOWED BY PLAN          DESIGNATION:</b>	<b>LA River Adjacent:</b> NO
	<b>PROPOSED PROJECT DENSITY:</b> 1 d.u. / 3,235 sq ft	

## 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.

*Cristina Schenwald*

City Planning Associate

(818) 374-9904

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 checked="" 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:**

Great Homes LLC

**PHONE NUMBER:**

(310) 600-3355

**APPLICANT ADDRESS:**

19060 Ventura Blvd #110, Encino, CA 91436

**AGENCY REQUIRING CHECKLIST:**

Department of City Planning

**DATE SUBMITTED:**

03/03/2015

**PROPOSAL NAME (if Applicable):**

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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<b>I. AESTHETICS</b>			
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?	✓	
<b>II. AGRICULTURE AND FOREST RESOURCES</b>			
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?		✓
<b>III. AIR QUALITY</b>			
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?		✓
<b>IV. BIOLOGICAL RESOURCES</b>			
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?		✓
<b>V. CULTURAL RESOURCES</b>			

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?			✓
<b>VI. GEOLOGY AND SOILS</b>				
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?			✓
<b>VII. GREEN HOUSE GAS EMISSIONS</b>				
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?		✓	
<b>VIII. HAZARDS AND HAZARDOUS MATERIALS</b>				
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?				✓
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**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?				✓
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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?				✓
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**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)?			✓	
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b.	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?			✓	
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c.	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?			✓	
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**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?			✓	
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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?			✓	
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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?			✓	
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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?			✓	
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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?			✓	
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**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?			✓	
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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?			✓	
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**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 may cause potentially significant impacts on the environment without mitigation. Therefore, this environmental analysis concludes that a Mitigated Negative Declaration shall be issued to avoid and mitigate all potential adverse impacts on the environment by the imposition of mitigation measures and/or conditions contained and expressed in this document; the environmental case file known as **ENV-2015-890-MND** and the associated case(s), **APCSV-2015-887-ZC**. Finally, based on the fact that these impacts can be feasibly mitigated to less than significant, and based on the findings and thresholds for Mandatory Findings of Significance as described in the California Environmental Quality Act, section 15065, the overall project impact(s) on the environment (after mitigation) **will not:**

- Substantially degrade environmental quality.
- Substantially reduce fish or wildlife habitat.
- Cause a fish or wildlife habitat to drop below self sustaining levels.
- Threaten to eliminate a plant or animal community.
- Reduce number, or restrict range of a rare, threatened, or endangered species.
- Eliminate important examples of major periods of California history or prehistory.
- Achieve short-term goals to the disadvantage of long-term goals.
- Result in environmental effects that are individually limited but cumulatively considerable.
- Result in environmental effects that will cause substantial adverse effects on human beings.

**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/](http://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".

<b>PREPARED BY:</b>	<b>TITLE:</b>	<b>TELEPHONE NO.:</b>	<b>DATE:</b>
COURTNEY SCHOENWALD	City Planning Associate	(818) 374-9904	05/21/2015

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

**I. AESTHETICS**

a.	NO IMPACT	The project is not located near a Scenic Vista.	
b.	NO IMPACT	The project site is not located along a scenic highway and no scenic resources or historic buildings exist on-site. The existing buildings on site were constructed in 1953 but are not considered historic.	
c.	LESS THAN SIGNIFICANT IMPACT	The project proposes a development of new two-story single-family residences within a single-family and multi-family residential neighborhood. Therefore the project is not expected to degrade the existing neighborhood character.	
d.	LESS THAN SIGNIFICANT IMPACT	The project will increase lighting on the site compared to existing levels, but the limited exterior lighting will not substantially impact day or nighttime views in the area.	

**II. AGRICULTURE AND FOREST RESOURCES**

a.	NO IMPACT	The project site is not used or designated as farmland of importance.	
b.	LESS THAN SIGNIFICANT IMPACT	The site is located within an urbanized area, is not actively used for agricultural purposes, and does not hold a Williamson Act contract.	
c.	NO IMPACT	The project site is not zoned for forest land or timberland.	
d.	NO IMPACT	The project site does not contain or impact any forest land.	
e.	NO IMPACT	The project would not result in a conversion of farmland of state importance to a non-agricultural use, or forest to a non-forest use.	

**III. AIR QUALITY**

a.	LESS THAN SIGNIFICANT IMPACT	The proposed project for the development of 12 residential units would constitute a negligible percentage of the City's forecasted growth through 2020. Therefore the project will not generate population, housing, or employment growth exceeding the forecasts used in the development of the latest 2012 Air Quality Management Plan (AQMP) established by the South Coast Air Quality Management District (SCAQMD) for the South Coast Air Basin, and air quality impacts would be less than	
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Impact?	Explanation	Mitigation Measures
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		significant.	
b.	LESS THAN SIGNIFICANT IMPACT	<p>The project will produce fugitive dust and mobile sources emissions as a result of construction activities, which will be controlled on-site by existing AQMD regulations. The SCAQMD handbook states that if a proposed project is five acres or less and does not require additional construction activities such as major cut-and-fill, or excavation for sub-grade levels or parking, or demolition of a structure taller than 50 feet, the lead agency can use the applicable sample construction scenario to represent the emissions and impacts from the proposed project. The construction scenario for this project concludes that localized air quality impacts during construction do not exceed any applicable Localized Significance Thresholds (LSTs). The project is also expected to generate operational emissions from energy use and mobile source emissions from additional vehicle trips, but the project's operational emissions would not be considered potentially significant.</p>	
c.	LESS THAN SIGNIFICANT IMPACT	<p>The project will produce fugitive dust and mobile sources emissions as a result of construction activities, as well as mobile source emissions from additional vehicle trips. These emissions will be controlled on-site by existing AQMD regulations (Rule 403) and CARB standards for vehicle emissions. The project would be consistent with the AQMP, which is intended to bring the Basin into attainment for all criteria pollutants. As such, cumulative impacts would be less than significant.</p>	
d.	LESS THAN SIGNIFICANT IMPACT	<p>Nearby sensitive receptors include residences within the vicinity of the project site. Construction and operation of the project would result in a less than significant impact for both localized and regional air pollution emissions.</p>	
e.	LESS THAN SIGNIFICANT IMPACT	<p>SCAQMD Rule 1113 limits the amount of VOCs from architectural coatings and solvents, so construction activities and materials are not expected to create significant objectionable odors. The residential land use proposed for the project would not otherwise be expected to create or emit objectionable odors. Therefore, this impact would be less than significant.</p>	

Impact?	Explanation	Mitigation Measures
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**IV. BIOLOGICAL RESOURCES**

a.	NO IMPACT	The site is located in a built-up residential area and does not support any known protected or special-status species.	
b.	NO IMPACT	The site is located in a built-up residential area and does not support any significant riparian or special status habitats.	
c.	NO IMPACT	The site does not contain any federally protected wetlands.	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The site is located in a built-up residential area but currently supports several mature trees. There are 27 trees on site, and 21 of them have a diameter of 8 inches or more, which may support wildlife or migration path of birds. The removal of these trees may impact these animals. With the included mitigation, however, the impact should be less than significant.	IV-20, IV-70 Monitoring bird populations and removing the trees at a time that is sensitive to them will help reduce the loss of potential habitat. Also, by replacing the lost trees, the habitat won't be completely depleted.
e.	LESS THAN SIGNIFICANT IMPACT	Based on the tree report provided by the applicant and prepared by a licensed landscape architect, no protected trees are identified on site. However, the decision maker should require the applicant to produce an arborist report prepared by a certified arborist to ensure appropriate handling of protected trees.	
f.	NO IMPACT	The project will not conflict with any conservation plans.	

**V. CULTURAL RESOURCES**

a.	LESS THAN SIGNIFICANT IMPACT	No historic resources are known to exist on-site or in the vicinity, per City of LA's Environmental and Public Facilities Maps (Historic-Cultural Monuments & Historic Preservation Overlay Zones), Historic Places LA inventory, or local, state, and national registers. Three detached residential structures constructed in the 1953 are located on site and are to be demolished. However, these buildings do not possess significant historic features or architectural elements. Therefore, impacts would be less than significant.	
b.	NO IMPACT	No archeological resources have been identified on-site or in the vicinity, per City of LA's Environmental and Public Facilities Maps (Prehistoric & Historic Archeological Sites & Survey Areas). If archeological resources are found during excavation, the project will need to follow procedure as detailed in the California Public Resources Code Section 21083.2 and CEQA Guidelines Section 15064.5.	

Impact?	Explanation	Mitigation Measures
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c.	NO IMPACT	No paleontological resources have been identified on-site or in the vicinity, per City of LA's Environmental and Public Facilities Maps (Vertebrate Paleontological Resources). If paleontological resources are found during excavation, the project will need to follow procedure as detailed in the California Public Resources Code 5097.5 and 30244.	
d.	NO IMPACT	No archeological resources have been identified on-site or in the vicinity of the site, per City of LA's Environmental and Public Facilities Maps (Prehistoric & Historic Archeological Sites & Survey Areas). The project is not within the immediate surroundings of a known burial site. If human remains are found during excavation, the project will need to follow procedure as detailed in the California Health and Safety Code Sections 7050.5.	

**VI. GEOLOGY AND SOILS**

a.	NO IMPACT	The site is not located within the Alquist-Priolo Fault Zone. No impact would occur and no mitigation measures are required.	
b.	LESS THAN SIGNIFICANT IMPACT	The site is located in a seismically active area and within a fault zone, but the project is not expected to cause or accelerate any geological hazards. The project is also subject to the seismic standards of the Department of Building and Safety's Uniform Building Code, thereby reducing possible seismic hazard impacts to a less than significant level.	
c.	NO IMPACT	The site is not located in a designated liquefaction hazard zone.	
d.	NO IMPACT	The project site is not located within an area of historically earthquake-induced landslides, and landslides on the site are not anticipated based on the area's flat terrain.	
e.	NO IMPACT	The site is not located in an area of known or suspected erosion hazard.	
f.	NO IMPACT	The site is not located in a within an unstable soil, landslide, or liquefaction area, and is not expected to cause or accelerate any geological hazards.	
g.	NO IMPACT	The site is not located on a known expansive soil area.	

Impact?	Explanation	Mitigation Measures
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h.	NO IMPACT	The proposed project would not involve the use of septic tanks or alternative wastewater disposal systems. The project site is located in an urbanized area served by existing sewer infrastructure.	
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**VII. GREEN HOUSE GAS EMISSIONS**

a.	LESS THAN SIGNIFICANT IMPACT	<p>The most common contributors to GHG emissions result from transportation and the consumption of fossil fuels. The project is expected to consume additional fossil fuel resources through electrical and natural gas usage, as well as generate additional mobile source emissions by introducing new vehicle trips. However, it is not possible to predict the impact on global climate change resulting from this specific and relatively small incremental increase in emissions due to the project's operation. Additionally, the proposed project includes features which will reduce the consumption of fossil fuels, such as compliance with the Los Angeles Green Building Program and the California Building Code, and as an in-fill development, thereby reducing consumption of fossil fuels in vehicles. Therefore, the project is expected to have a less than significant impact on the effect of GHGs on the environment.</p>	
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b.	LESS THAN SIGNIFICANT IMPACT	<p>The project is expected to consume additional fossil fuel resources through electrical and natural gas usage, as well as generate additional mobile source emissions by introducing new vehicle trips. However, the project is consistent with existing greenhouse gas reduction plans or policies which support AB 32 (California Global Warming Solutions Act), including the California Building Code, the Los Angeles Green Building Program, and as an in-fill housing project. Since the project is consistent with these GHG reduction policies, it is expected to have a less than significant impact.</p>	
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**VIII. HAZARDS AND HAZARDOUS MATERIALS**

a.	NO IMPACT	The proposed residential use of the site is not expected to require the routine transport, use, or disposal of hazardous materials.	
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Impact?	Explanation	Mitigation Measures	
b.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project created a significant hazard to the public or environment due to a reasonably foreseeable release of hazardous materials. The existing residential buildings on the project site were built in 1953, and therefore may contain asbestos-containing materials (ACMs) and lead-based paint (LBP). Demolition of these buildings would have the potential to release asbestos fibers into the atmosphere if such materials exist and they are not properly stabilized or removed prior to demolition activities. The removal of asbestos is regulated by SCAQMD Rule 1403; therefore, any asbestos found on-site would be required to be removed 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, the proposed project would result in a less-than-significant impact related to asbestos and LBP.</p>	
c.	LESS THAN SIGNIFICANT IMPACT	<p>The project site is located approximately 600 feet from the Diane S. Leichman High School, and may emit asbestos or lead during demolition activities of the residences on-site. However, compliance with SCAQMD Rule 1403 and existing State laws regarding the safe and proper removal of asbestos and LBP would result in a less-than-significant impact.</p>	
d.	NO IMPACT	<p>No hazardous sites are identified on the subject site or vicinity, per the Envirostor database (California Department of Toxic Substances Control).</p>	
e.	NO IMPACT	<p>While the site is subject to an airport hazard zone of a 250 foot height limit above elevation 790 (ZIMAS), the Van Nuys airport is 3.3 miles away. The project would not create a safety hazard for people residing or working in the project area.</p>	
f.	NO IMPACT	<p>The site is not located within the vicinity of a private airstrip.</p>	
g.	NO IMPACT	<p>The project will not interfere with any emergency response plans, and will be subject to applicable Building and Fire Code regulations to ensure adequate emergency response and access.</p>	

Impact?	Explanation	Mitigation Measures
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h.	NO IMPACT	The site is not located within a fire hazard zone.	
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**IX. HYDROLOGY AND WATER QUALITY**

a.	LESS THAN SIGNIFICANT IMPACT	Construction of the project would require earthwork activities, including grading of the project site, and the construction and operation of the project may result in run-off from the site impacting water quality standards or waste discharge requirements. However, the project will be required to comply with existing City regulations regarding construction, grading and dust control measures, including Low Impact Development (LID), Best Management Practices (BMPs) and Standard Urban Stormwater Mitigation Plan (SUSMP) requirements to reduce the discharge of polluted runoff from the project site. Therefore, any impact should be less than significant.	
b.	LESS THAN SIGNIFICANT IMPACT	The project will reduce the current permeable area of the project site, but is expected to provide pervious surfaces in the landscaped areas of the site and comply with LID and SUSMP regulations for groundwater infiltration and recharge. Therefore, construction activities and operation of the building would not substantially deplete groundwater supplies or interfere with groundwater recharge.	
c.	NO IMPACT	No rivers or streams exist on the site. Minimal changes to the existing drainage patterns would occur on-site and no significant erosion impact is expected.	
d.	NO IMPACT	No rivers or streams exist on the site. Minimal changes to the existing drainage patterns would occur on-site and no significant additional runoff or impact due to flooding is expected.	
e.	LESS THAN SIGNIFICANT IMPACT	The project will not result in a measurable increase in stormwater run-off, and the project would include appropriate on-site drainage improvements and water quality control measures to accommodate anticipated runoff or storm water flows. Therefore, the project would not create or contribute substantial runoff or contamination of runoff.	
f.	LESS THAN SIGNIFICANT IMPACT	Construction of the project would require earthwork activities, including grading of the project site, and the construction and operation of the project may result in run-off from the site impacting water quality standards or waste discharge	

Impact?	Explanation	Mitigation Measures
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		requirements. However, the project will be required to comply with existing City regulations regarding construction, grading and dust control measures, including Low Impact Development (LID), Best Management Practices (BMPs) and SUSMP requirements to reduce the discharge of polluted runoff from the project site. Therefore, any impact should be less than significant.	
g.	NO IMPACT	The project site is located outside of any designated flood zone.	
h.	NO IMPACT	The project site is located outside of any designated flood zone.	
i.	NO IMPACT	The project site is located outside of any area identified as at-risk for inundation, per the City of LA Environmental and Public Facilities Map, 1996.	
j.	NO IMPACT	The site is not within a tsunami, seiche, or mudflow area, per ZIMAS and the City of LA Environmental and Public Facilities Map, 1996 and LA Flood Hazard Map, 1998.	

#### X. LAND USE AND PLANNING

a.	NO IMPACT	The project will not physically divide a community; it will provide a compatible land use neighboring other multi-family and single-family residential uses.	
b.	NO IMPACT	The project is consistent with the General Plan land use designation but not the zoning standards for the site, and is therefore requesting a Zone Change. The introduction of new single family homes within a previously single-family residential zone does not conflict with the General Plan and is consistent with surrounding areas.	
c.	NO IMPACT	The project site is located in an urbanized area of Los Angeles, and no conservation plans apply to the project site or area.	

#### XI. MINERAL RESOURCES

a.	NO IMPACT	The site is not located in a known mineral resource area, per the City of LA Environmental and Public Facilities Maps, 1996. No mineral extraction operations occur on the project site or in the vicinity.	
b.	NO IMPACT	The site is not located in a known mineral resource area, per the City of LA Environmental and Public Facilities Maps, 1996. No mineral extraction operations occur on the project site or in the vicinity.	

#### XII. NOISE

Impact?	Explanation	Mitigation Measures
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a.	LESS THAN SIGNIFICANT IMPACT	The project will be constructed using typical construction techniques. Construction noise for the project will cause a temporary increase in the ambient noise levels, but will be subject to the LAMC Sections 112.05 and 41.40 regarding construction hours and construction equipment noise thresholds.	
b.	LESS THAN SIGNIFICANT IMPACT	The project would be constructed using typical construction techniques. Construction equipment would generate a limited amount of groundbourne vibration during construction activities at short distances away from the source, but will be subject to LAMC Sections 112.05 and 41.40 regarding construction hours and construction equipment noise thresholds.	
c.	LESS THAN SIGNIFICANT IMPACT	The project will not result in a significant permanent increase in noise levels.	
d.	LESS THAN SIGNIFICANT IMPACT	Construction noise for the project will cause a temporary increase in the ambient noise levels, but will be subject to LAMC Sections 112.05 and 41.40 regarding construction hours and construction equipment noise thresholds. Additionally, the use of the site, vehicular driveways, and mechanical equipment on-site will also generate periodic noise, but is not expected to cause substantial increase in noise levels.	
e.	NO IMPACT	While the site is subject to an airport hazard zone of a 250 foot height limit above elevation 790 (ZIMAS), the Van Nuys airport is 3.3 miles away. The site is not located within the vicinity of an airport in a manner that would expose people to excessive noise.	
f.	NO IMPACT	The site is not located within the vicinity of an airstrip.	

**XIII. POPULATION AND HOUSING**

a.	LESS THAN SIGNIFICANT IMPACT	The project will accommodate residential population growth greater than the capacity expected with the existing Community Plan land use and density designations, and proposes a net increase of 9 residential units. However, the physical secondary or indirect impacts of population and housing growth such as increased traffic or noise have been adequately mitigated or addressed in other portions of this document, and therefore the increase of population will have a less than significant effect.	
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Impact?	Explanation	Mitigation Measures
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b.	LESS THAN SIGNIFICANT IMPACT	The project is displacing three detached single-family residential buildings, but will be providing greater housing capacity after the construction of the 12 residential units is complete.	
c.	LESS THAN SIGNIFICANT IMPACT	The project is displacing three detached single-family residential buildings, but will be providing greater housing capacity after the construction of the 12 residential units is complete.	

**XIV. PUBLIC SERVICES**

a.	LESS THAN SIGNIFICANT IMPACT	The site is located approximately a 1.0 mile travel distance from the nearest Fire Engine Company (#73), within the maximum response distance preferred by the Los Angeles Fire Code (LAMC Sec. 57.09.07). The project site is not otherwise located in any fire hazard zones.	
b.	LESS THAN SIGNIFICANT IMPACT	The project is served by the West Valley Police Station, located approximately 0.6 miles from the subject site. The proposed development would result in a net increase of 9 residential units, which is less than a significance threshold of 75 residential units, as identified by the City of LA CEQA Thresholds Guide. Therefore the project will have a less than significant impact on the City's police services.	
c.	LESS THAN SIGNIFICANT IMPACT	The proposed development would result in a net increase of 9 residential units, resulting in the addition of new students into the school system. However, per the Municipal Code, the development will be required to pay school fees to the Los Angeles Unified School District to offset some of the increased demand for school services. Therefore the project will have a less than significant impact on the City's school services.	
d.	LESS THAN SIGNIFICANT IMPACT	The proposed development would result in a net increase of 9 residential units, creating an additional need and usage of park facilities. However, this increase is less than the significance threshold of 50 residential units, as identified by the City of LA CEQA Thresholds Guide. In addition, the project will be required to pay Zone Change park fees (LAMC 12.33) to the Department of Recreation and Parks for the development of the building, and will also be maintaining private open space areas on-site. These amenities and payments will help to offset any potential impacts the project might	

Impact?	Explanation	Mitigation Measures
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e.	LESS THAN SIGNIFICANT IMPACT	<p>have on the City's park system.</p> <p>Potential project impacts on other City services, such as libraries or transportation improvements, are expected to be less than significant or have been addressed in other portions of this document.</p>	
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**XV. RECREATION**

a.	LESS THAN SIGNIFICANT IMPACT	<p>The proposed development would result in a net increase of 9 residential units, creating an additional need and usage of park facilities. However, this increase is less than the significance threshold of 50 residential units, as identified by the City of LA CEQA Thresholds Guide. In addition, the project will be required to pay Zone Change park fees (LAMC 12.33) to the Department of Recreation and Parks for the development of the building, and will also be providing private open space areas on-site. These amenities and payments will help to offset any potential impacts the project might have on the City's recreational facilities.</p>	
b.	LESS THAN SIGNIFICANT IMPACT	<p>The proposed development will provide private open space areas on each individual lot of the development. Construction-related impacts on the project site have been addressed or mitigated to a less than significant level through the implementation of measures identified in the remainder of the document, therefore there will be minimal construction-related impacts related to recreational areas.</p>	

**XVI. TRANSPORTATION/TRAFFIC**

a.	LESS THAN SIGNIFICANT IMPACT	<p>The project would result in less than the 500 daily trips and 43 p.m. peak hour vehicle trips on the street system (the threshold standard identified by the LA Department of Transportation). Therefore, the project would not cause a significant or substantial increase in traffic. The project would not otherwise impact other transportation modes.</p>	
b.	LESS THAN SIGNIFICANT IMPACT	<p>The project would result in less than the 500 daily trips and 43 p.m. peak hour vehicle trips on the street system (the threshold standard identified by the LA Department of Transportation). Therefore, the project would not cause a significant or substantial increase in traffic. In addition, the project would not conflict with any existing congestion management plan.</p>	

Impact?	Explanation	Mitigation Measures
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c.	NO IMPACT	While the site is subject to an airport hazard zone of a 250 foot height limit above elevation 790 (ZIMAS), the Van Nuys airport is 3.3 miles away. The project will not alter air traffic patterns.	
d.	NO IMPACT	The project does not include any changes to transportation design features.	
e.	NO IMPACT	The project is subject to all applicable Building and Fire Code standards for safety, which ensure adequate emergency access.	
f.	NO IMPACT	The project will not interfere with public transit plans or policies.	

**XVII. UTILITIES AND SERVICE SYSTEMS**

a.	LESS THAN SIGNIFICANT IMPACT	<p>The City's Department of Public Works provides wastewater services for the site, and generated wastewater is transferred to the to the Tillman Water Reclamation Plant, which is currently operating at 67 mgd, below a capacity of 80 mgd (Los Angeles Bureau of Sanitation, Wastewater Facts and Figures). The proposed project is subject to water usage conservation standards of the Green Building Code, and is also not located in any Sewer Capacity Threshold Area, per LA CEQA Thresholds Guide, Exhibits M.2-1 - M.2-12. As a proportion of total average daily flow experienced by the HTP, the wastewater generation of the proposed project would account for a small percentage of average daily wastewater flow. This increase in wastewater flow would not jeopardize the HTP to operate within its established wastewater treatment requirements. Furthermore, all wastewater from the project would be treated according to requirements of the NPDES permit authorized by the LARWQCB. Therefore, the proposed project would result in a less-than-significant impact related to wastewater treatment requirements.</p>	
b.	LESS THAN SIGNIFICANT IMPACT	<p>The project would result in increased water demand and wastewater generation. However, the project will not require the construction of additional water or wastewater facilities, as discussed in XVIa. Therefore, impacts would be less than significant.</p>	

Impact?	Explanation	Mitigation Measures	
c.	LESS THAN SIGNIFICANT IMPACT	Drainage patterns and post-development runoff quantities under the proposed project would be similar to the existing site conditions. If the project is required any additional construction of connections to the existing drainage system, the construction would be mitigated by other general construction mitigations already required for the project. Therefore any potential construction for sewage connections would be reduced to a less than significant level.	
d.	LESS THAN SIGNIFICANT IMPACT	The project has adequate potable water supply access and LADWP currently expects to have adequate water supplies for all anticipated development identified in its 2010 Urban Water Management Plan. The project is additionally subject to water conservation measures of the Building Code for water-efficient landscaping and fixtures.	
e.	LESS THAN SIGNIFICANT IMPACT	The City's Department of Public Works provides wastewater services for the site, and generated wastewater is transferred to the Tillman Water Reclamation Plant, which is currently operating at 67 mgd, below a capacity of 80 mgd (Los Angeles Bureau of Sanitation, Wastewater Facts and Figures). The proposed project is subject to water usage conservation standards of the Green Building Code, and is also not located in any Sewer Capacity Threshold Area, per LA CEQA Thresholds Guide, Exhibits M.2-1 - M.2-12. Full occupancy of the project would produce new wastewater flows, but this increase in wastewater flow would not jeopardize the HTP to operate within its established wastewater treatment requirements. Therefore, the proposed project would result in a less-than-significant impact related to wastewater capacity.	
f.	LESS THAN SIGNIFICANT IMPACT	The project will generate waste due to the demolition, construction and operation of structures. The 2009 County of Los Angeles CoWMP report on landfill capacity also states that without changes in the status quo, a shortage of permitted solid waste disposal capacity at in-County Class III landfills is projected by 2014. However, the report also anticipates that future disposal needs can be adequately met through 2024 through landfill expansion, new technologies, and waste reduction programs. Estimated daily use	

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Impact?	Explanation	Mitigation Measures
	<p>of the residential buildings will contribute less than the City's operational threshold of 5 tons per week identified in the City's CEQA Thresholds Guide. In addition, the project would be required to comply with all applicable regulations and recycling programs, including the LA Green Building Code and California Integrated Waste Management Act (AB939) to reduce the amount of solid waste disposed of at local landfills. Therefore, waste generated by the construction and operation of the site would have a less than significant impact on local landfills.</p>	
g.	<p>LESS THAN SIGNIFICANT IMPACT</p> <p>The project will generate waste due to the demolition, construction and operation of structures. The project would be required to comply with all applicable regulations, including the LA Green Building Code and the California Integrated Waste Management Act (AB939) to reduce the amount of solid waste disposed of at local landfills. Therefore, waste generated by the construction and operation of the site should be in compliance with all applicable regulations and would result in a less than significant impact.</p>	
<b>XVIII. MANDATORY FINDINGS OF SIGNIFICANCE</b>		
a.	<p>LESS THAN SIGNIFICANT IMPACT</p> <p>The project site does not contain any threatened or endangered species, sensitive habitats, or known historic resources. The project will not otherwise significantly degrade the environment or affect any plant or wildlife areas.</p>	
b.	<p>LESS THAN SIGNIFICANT IMPACT</p> <p>The project will not result in any cumulative effects.</p>	
c.	<p>LESS THAN SIGNIFICANT IMPACT</p> <p>Any potential substantial adverse effects on human beings have been addressed in other portions of this report (air quality, grading, traffic, hazardous materials, infrastructure impacts) and have been adequately mitigated to a less than significant level.</p>	

# MITIGATION MONITORING PROGRAM

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## **BACKGROUND**

Section 21081.6 of the Public Resources Code requires a Lead Agency to adopt a “reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment” (Mitigation Monitoring Program, Section 15097 of the *CEQA Guidelines* provides additional direction on mitigation monitoring or reporting). This Mitigation Monitoring Program (MMP) has been prepared in compliance with the requirements of CEQA, Public Resources Code Section 21081.6, and Section 15097 of the CEQA Guidelines. The City of Los Angeles is the Lead Agency for this project.

A Mitigated Negative Declaration (MND) has been prepared to address the potential environmental impacts of the Project. Where appropriate, this environmental document identified Project design features, regulatory compliance measures, or recommended mitigation measures to avoid or to reduce potentially significant environmental impacts of the Proposed Project. This Mitigation Monitoring Program (MMP) is designed to monitor implementation of the mitigation measures identified for the Project.

The MMP is subject to review and approval by the City of Los Angeles as the Lead Agency as part of the approval process of the project, and adoption of project conditions. The required mitigation measures are listed and categorized by impact area, as identified in the MND.

The Project Applicant shall be responsible for implementing all mitigation measures, unless otherwise noted, and shall be obligated to provide documentation concerning implementation of the listed mitigation measures to the appropriate monitoring agency and the appropriate enforcement agency as provided for herein. All departments listed below are within the City of Los Angeles unless otherwise noted. The entity responsible for the implementation of all mitigation measures shall be the Project Applicant unless otherwise noted.

As shown on the following pages, each required mitigation measure for the proposed Project is listed and categorized by impact area, with accompanying discussion of:

Enforcement Agency – the agency with the power to enforce the Mitigation Measure.

Monitoring Agency – the agency to which reports involving feasibility, compliance, implementation and development are made, or whom physically monitors the project for compliance with mitigation measures.

Monitoring Phase – the phase of the Project during which the Mitigation Measure shall be monitored.

- Pre-Construction, including the design phase
- Construction

Determination Letter  
APCSV-2015-887-ZC  
Mailing Date: 8/14/15

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