

filed 11/10/14

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

LEAD CITY AGENCY: City of Los Angeles
COUNCIL DISTRICT: 2

PROJECT TITLE: ENV-2014-2530-MND
CASE NO.: APCSV-2014-2529-ZC

PROJECT LOCATION: 11430-36 WEST HATTERAS ST.

PROJECT DESCRIPTION
The proposed project included the demolition of two existing single-family dwellings on two contiguous lots (totaling approximately 10,233 square feet of lot area and 2,168 square feet for half the alley) constructed circa 1936 and replaced with the construction of a new 6-Story, 72 feet in height, mixed use (commercial-residential) development building consisting of the following: 5 residential floor levels (31 total residential units, approximately 34,855 square feet) over a ground floor level consisting of 1,500 square-foot commercial floor area for retail uses. The project will include one and one-half subterranean parking floor levels including a parking level on the street level of approximately 8,500 square feet. The total square-footage of the development will be approximately 36,355 square feet. The parking areas/levels will total approximately 19,864 square feet of non-floor area. A total of 67 on-site parking spaces will be provided for this project (60 for the residential use; 7 for the commercial use). On-site bicycle parking will be provided as required by LAMC with additional bicycle parking provided to reduce onsite parking requirements. Residential unit mix will be as follows: twenty-four 2 Bedroom Units, six 2-Bedroom Units with lofts, one 3-Bedroom Unit for a total of 31 units.

In order to construct the project as requested, the applicant is requesting, pursuant to Section 12.32 of the Municipal Code, a zone change from the C2-1 (Commercial Zone) to the (T)(Q)RAS4-2 (Residential/ Accessing Zone). The requested zone will permit additional height and floor area. The applicant proposes to grade approximately 4,000 cubic yards of dirt; all to be removed from the site.

NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY
Hatteras Holding, LLC (Attention Denis Hann)
11430 Hatteras Street, North Hollywood, CA 91601

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: Tom Glick
TITLE: City Planner
TELEPHONE NUMBER: (818) 374-5062

ADDRESS: 200 N. SPRING STREET, 7th FLOOR, LOS ANGELES, CA. 90012
SIGNATURE (Official): Daniel Sacks
DATE: DECEMBER 3, 2014

MITIGATED NEGATIVE DECLARATION
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I-10. Aesthetics (Landscape Plan)

- Environmental impacts to the character and aesthetics of the neighborhood may result from project implementation. However, the potential impacts will be mitigated to a less than significant level by the following measure:
- All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan and an automatic irrigation plan, prepared by a Landscape Practitioner (Sec. 12.40-D) and to the satisfaction of the decision maker.

I-120. Aesthetics (Light)

- Environmental impacts to the adjacent residential properties may result due to excessive illumination on the project site. However, the potential impacts will be mitigated to a less than significant level by the following measure:
- Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties or the public right-of-way.

I-130. Aesthetics (Glare)

- Environmental impacts to adjacent residential properties may result from glare from the proposed project. However, the potential impacts will be mitigated to a less than significant level by the following measure:
- The exterior of the proposed structure shall be constructed of materials such as, but not limited to, high-performance and/or non-reflective tinted glass (no mirror-like tints or films) and pre-cast concrete or fabricated wall surfaces to minimize glare and reflected heat.

III-10. Air Pollution (Demolition, Grading, and Construction Activities)

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- All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
- The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
- All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- Trucks having no current hauling activity shall not idle but be turned off.

V-20. Cultural Resources (Archaeological)

- Environmental impacts may result from project implementation due to discovery of unrecorded archaeological resources. However, the potential impacts will be mitigated to a less than significant level by the following measures:
- If any archaeological materials are encountered during the course of project development, all further development activity shall halt and:
- The services of an archaeologist shall then be secured by contacting the South Central Coastal Information Center (657-278-5395) located at California State University Fullerton, or a member of the Society of Professional Archaeologist (SOPA) or a SOPA-qualified archaeologist, who shall assess the discovered material(s) and prepare a survey, study or report evaluating the impact.
- The archaeologist's survey, study or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource.
- The applicant shall comply with the recommendations of the evaluating archaeologist, as contained in the survey, study or report.
- Project development activities may resume once copies of the archaeological survey, study or report are submitted to: SCCIC Department of Anthropology, McCarthy Hall 477, CSU Fullerton, 800 North State College Boulevard, Fullerton, CA 92834.
- Prior to the issuance of any building permit, the applicant shall submit a letter to the case file indicating what, if any, archaeological reports have been submitted, or a statement indicating that no material was discovered.
- A covenant and agreement binding the applicant to this condition shall be recorded prior to issuance of a grading permit.

V-30. Cultural Resources (Paleontological)

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- Environmental impacts may result from project implementation due to discovery of unrecorded paleontological resources. However, the potential impacts will be mitigated to a less than significant level by the following measures:
- If any paleontological materials are encountered during the course of project development, all further development activities shall halt and:
 - a. The services of a paleontologist shall then be secured by contacting the Center for Public Paleontology - USC, UCLA, California State University Los Angeles, California State University Long Beach, or the Los Angeles County Natural History Museum - who shall assess the discovered material(s) and prepare a survey, study or report evaluating the impact.
 - b. The paleontologist's survey, study or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource.
 - c. The applicant shall comply with the recommendations of the evaluating paleontologist, as contained in the survey, study or report.
 - d. Project development activities may resume once copies of the paleontological survey, study or report are submitted to the Los Angeles County Natural History Museum.
- Prior to the issuance of any building permit, the applicant shall submit a letter to the case file indicating what, if any, paleontological reports have been submitted, or a statement indicating that no material was discovered.
- A covenant and agreement binding the applicant to this condition shall be recorded prior to issuance of a grading permit.

V-40. Cultural Resources (Human Remains)

- Environmental impacts may result from project implementation due to discovery of unrecorded human remains.
- In the event that human remains are discovered during excavation activities, the following procedure shall be observed:
 - a. Stop immediately and contact the County Coroner: 1104 N. Mission Road, Los Angeles, CA 90033. 323-343-0512 (8 a.m. to 5 p.m. Monday through Friday) or 323-343-0714 (After Hours, Saturday, Sunday, and Holidays)
 - b. The coroner has two working days to examine human remains after being notified by the responsible person. If the remains are Native American, the Coroner has 24 hours to notify the Native American Heritage Commission.
 - c. The Native American Heritage Commission will immediately notify the person it believes to be the most likely descendent of the deceased Native American.
 - d. The most likely descendent has 48 hours to make recommendations to the owner, or representative, for the treatment or disposition, with proper dignity, of the human remains and grave goods.
 - e. If the descendent does not make recommendations within 48 hours the owner shall reinter the remains in an area of the property secure from further disturbance, or;
 - f. If the owner does not accept the descendant's recommendations, the owner or the descendent may request mediation by the Native American Heritage Commission.
- *Discuss and confer* means the meaningful and timely discussion careful consideration of the views of each party.

VI-10. Seismic

- Environmental impacts to the safety of future occupants may result due to the project's location in an area of potential seismic activity. However, this potential impact will be mitigated to a less than significant level by the following measure:
- The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.

VI-20. Erosion/Grading/Short-Term Construction Impacts

- Short-term erosion impacts may result from the construction of the proposed project. However, these impacts can be mitigated to a less than significant level by the following measures:
- The applicant shall provide a staked signage at the site with a minimum of 3-inch lettering containing contact information for the Senior Street Use Inspector (Department of Public Works), the Senior Grading Inspector (LADBS) and the hauling or general contractor.
- Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. All grading activities require grading permits from the Department of Building and Safety. Additional provisions are required for grading activities within Hillside areas. The application of BMPs includes but is not limited to the following mitigation measures:

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- a. Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), diversion dikes shall be constructed to channel runoff around the site. Channels shall be lined with grass or roughened pavement to reduce runoff velocity.
- b. Stockpiles, excavated, and exposed soil shall be covered with secured tarps, plastic sheeting, erosion control fabrics, or treated with a bio-degradable soil stabilizer.

VI-50. Geotechnical Report

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- Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The geotechnical report shall assess potential consequences of any soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures.
- The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.

VI-70. Liquefaction Area

- Environmental impacts may result due to the proposed project's location in an area with liquefaction potential. However, these potential impacts will be mitigated to a less than significant level by the following measures:
- Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The project shall comply with the Uniform Building Code Chapter 18. Division 1 Section 1804.5 Liquefaction Potential and Soil Strength Loss. The geotechnical report shall assess potential consequences of any liquefaction and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures.
- The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.

VII-10. Green House Gas Emissions

- The project will result in impacts resulting in increased green house gas emissions. However, the impact can be reduced to a less than significant level through compliance with the following measure(s):
- Only low- and non-VOC-containing paints, sealants, adhesives, and solvents shall be utilized in the construction of the project.

X-10. General Plan Designation/Zoning

- The proposed project would permit intensities and or densities exceeding those permitted by the existing _____ District Plan. However, this potential impact will be mitigated to a level of insignificance by the following measure:
- The applicant shall comply with mitigation measures required by this mitigated negative declaration (MND).

X-40. Land Use

- The proposed project would permit a land use which is not compatible with that of the surrounding projects. However, the potential impacts would be mitigated to a less than significant level by the following measure:
- The applicant shall comply with mitigation measures required by this MND.

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

- Environmental impacts to proposed on-site residential uses from noises generated by proposed on-site commercial uses may result from project implementation. However, the potential impact will be mitigated to a less than significant level by the following measure:
- Wall and floor-ceiling assemblies separating commercial tenant spaces, residential units, and public places, shall have a Sound Transmission Coefficient (STC) value of at least 50, as determined in accordance with ASTM E90 and ASTM E413.

XII-70. Increased Noise Levels (Operational Noise from Machine and/or Other Electronic Devices)

- Environmental impacts to adjacent properties may result from project implementation due to the installation and testing of _____. However, the potential impact will be mitigated to a less than significant level by the following measure:

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- The proposed facility shall be designed with noise-attenuating features (physical as well as operational) by a licensed acoustical sound engineer to assure that operational sounds shall be inaudible beyond the property line.

XIV-10. Public Services (Fire)

- Environmental impacts may result from project implementation due to the location of the project in an area having marginal fire protection facilities. However, this potential impact will be mitigated to a less than significant level by the following measure:
- The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

XIV-20. Public Services (Police – Demolition/Construction Sites)

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- Fences shall be constructed around the site to minimize trespassing, vandalism, short-cut attractions and attractive nuisances.

XIV-30. Public Services (Police)

- Environmental impacts may result from project implementation due to the location of the project in an area having marginal police services. However, this potential impact will be mitigated to a less than significant level by the following measure:
- The plans shall incorporate the design guidelines relative to security, semi-public and private spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed. Please refer to "Design Out Crime Guidelines: Crime Prevention Through Environmental Design", published by the Los Angeles Police Department. Contact the Community Relations Division, located at 100 W. 1st Street, #250, Los Angeles, CA 90012; (213) 486-6000. These measures shall be approved by the Police Department prior to the issuance of building permits.

XIV-40. Public Services (Construction Activity Near Schools)

- Environmental impacts may result from project implementation due to the close proximity of the project to a school. However, the potential impact will be mitigated to a less than significant level by the following measures:
- The developer and contractors shall maintain ongoing contact with administrator of _____ school. The administrative offices shall be contacted when demolition, grading and construction activity begin on the project site so that students and their parents will know when such activities are to occur. The developer shall obtain school walk and bus routes to the schools from either the administrators or from the LAUSD's Transportation Branch (323)342-1400 and guarantee that safe and convenient pedestrian and bus routes to the school be maintained.
- The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
- There shall be no staging or parking of construction vehicles, including vehicles to transport workers on any of the streets adjacent to the school.
- Due to noise impacts on the schools, no construction vehicles or haul trucks shall be staged or idled on these streets during school hours.

XIV-50. Public Services (Schools affected by Haul Route)

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- LADBS shall assign specific haul route hours of operation based upon _____ School(s) hours of operation.
- Haul route scheduling shall be sequenced to minimize conflicts with pedestrians, school buses and cars at the arrival and dismissal times of the school day. Haul route trucks shall not be routed past the school during periods when school is in session especially when students are arriving or departing from the campus.

XVI-40. Safety Hazards

- Environmental impacts may result from project implementation due to hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses. However, the potential impacts can be mitigated to a less than significant level by the following measure:
- The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
- The applicant shall submit a parking and driveway plan that incorporates design features that reduce accidents, to the Bureau of Engineering and the Department of Transportation for approval.

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XVI-50. Inadequate Emergency Access

- Environmental impacts may result from project implementation due to inadequate emergency access. However, these impacts can be mitigated to a less than significant level by the following measure:
- The applicant shall submit a parking and driveway plan to the Bureau of Engineering and the Department of Transportation for approval that provides code-required emergency access.

XVII-10. Utilities (Local Water Supplies - Landscaping)

- Environmental impacts may result from project implementation due to the cumulative increase in demand on the City's water supplies. However, this potential impact will be mitigated to a less than significant level by the following measures:
- The project shall comply with Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance (e.g. use drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray, set automatic sprinkler systems to irrigate during the early morning or evening hours to minimize water loss due to evaporation, and water less in the cooler months and during the rainy season).
- In addition to the requirements of the Landscape Ordinance, the landscape plan shall incorporate the following:
 - Weather-based irrigation controller with rain shutoff
 - Matched precipitation (flow) rates for sprinkler heads
 - Drip/microspray/subsurface irrigation where appropriate
 - Minimum irrigation system distribution uniformity of 75 percent
 - Proper hydro-zoning, turf minimization and use of native/drought tolerant plan materials
 - Use of landscape contouring to minimize precipitation runoff
- A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for existing and expanded irrigated landscape areas totaling 5,000 sf. and greater.

XVII-80. Utilities (Water Treatment or Distribution)

- Environmental impacts may result from project implementation due to the creation of additional demand for local or regional water treatment or distribution facilities. However, the potential impacts can be mitigated to a less than significant level by the following measures:
- The project shall include a holding tank large enough to hold three times the project daily wastewater flow so that the tank would hold all project wastewater during peak wastewater flow periods for discharge into the wastewater collection system during off-peak hours.
- A grey water system to reuse wastewater from the project.
- Offset excess wastewater generation by restricting the wastewater generation of other land uses within the same service area (e.g., by dedicating open space); and
- New wastewater treatment or conveyance infrastructure, or capacity enhancing alterations to existing systems.

XVII-90. Utilities (Solid Waste Recycling)

- Environmental impacts may result from project implementation due to the creation of additional solid waste. However, this potential impact will be mitigated to a less than significant level by the following measure:
- **(Operational)** Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. These bins shall be emptied and recycled accordingly as a part of the project's regular solid waste disposal program.
- **(Construction/Demolition)** Prior to the issuance of any demolition or construction permit, the applicant shall provide a copy of the receipt or contract from a waste disposal company providing services to the project, specifying recycled waste service(s), to the satisfaction of the Department of Building and Safety. The demolition and construction contractor(s) shall only contract for waste disposal services with a company that recycles demolition and/or construction-related wastes.
- **(Construction/Demolition)** To facilitate on-site separation and recycling of demolition- and construction-related wastes, the contractor(s) shall provide temporary waste separation bins on-site during demolition and construction. These bins shall be emptied and the contents recycled accordingly as a part of the project's regular solid waste disposal program.

XVII-100. Utilities (Solid Waste Disposal)

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- All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle demolition and construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, bricks, metals, wood, and vegetation. Non recyclable materials/wastes shall be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.

XVIII-10. Cumulative Impacts

- There may be environmental impacts which are individually limited, but significant when viewed in connection with the effects of past projects, other current projects, and probable future projects. However, these cumulative impacts will be mitigated to a less than significant level through compliance with the above mitigation measures.

XVIII-20. Effects On Human Beings

- The project has potential environmental effects which cause substantial adverse effects on human beings, either directly or indirectly. However, these potential impacts will be mitigated to a less than significant level through compliance with the above mitigation measures.

XVIII-30. End

- The conditions outlined in this proposed mitigated negative declaration which are not already required by law shall be required as condition(s) of approval by the decision-making body except as noted on the face page of this document. Therefore, it is concluded that no significant impacts are apparent which might result from this project's implementation.

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: 2	DATE: 11/05/2014
RESPONSIBLE AGENCIES: Department of City Planning, Plan Implementation Division			
ENVIRONMENTAL CASE: ENV-2014-2530-MND		RELATED CASES: APCSV-2014-2529-ZC	
PREVIOUS ACTIONS CASE NO.:		<input type="checkbox"/> Does have significant changes from previous actions. <input checked="" type="checkbox"/> Does NOT have significant changes from previous actions.	
PROJECT DESCRIPTION: ZONE CHANGE FRM C2-1 TO RAS4-2 TO ALLOW THE DEVELOPMENT OF A (N) 6-STORY, 72' TALL MIXED-USE PROJECT CONSISTING OF 5 RESIDENTIAL FLOORS OVER GROUND FLOOR COMMERCIAL & 1.5 LEVELS OF SUBT PARKING			
ENV PROJECT DESCRIPTION: The proposed project included the demolition of two existing single-family dwellings on two contiguous lots (totaling approximately 10,233 square feet of lot area and 2,168 square feet for half the alley) constructed circa 1936 and replaced with the construction of a new 6-Story, 72 feet in height, mixed use (commercial-residential) development building consisting of the following: 5 residential floor levels (31 total residential units, approximately 34,855 square feet) over a ground floor level consisting of 1,500 square-foot commercial floor area for retail uses. The project will include one and one-half subterranean parking floor levels including a parking level on the street level of approximately 8,500 square feet. The total square-footage of the development will be approximately 36,355 square feet. The parking areas/levels will total approximately 19,864 square feet of non-floor area. A total of 67 on-site parking spaces will be provided for this project (60 for the residential use; 7 for the commercial use). On-site bicycle parking will be provided as required by LAMC with additional bicycle parking provided to reduce onsite parking requirements. Residential unit mix will be as follows: twenty-four 2 Bedroom Units, six 2-Bedroom Units with lofts, one 3-Bedroom Unit for a total of 31 units. In order to construct the project as requested, the applicant is requesting, pursuant to Section 12.32 of the Municipal Code, a zone change from the C2-1 (Commercial Zone) to the (T)(Q)RAS4-2 (Residential/ Accessing Zone). The requested zone will permit additional height and floor area. The applicant proposes to grade approximately 4,000 cubic yards of dirt, all to be removed from the site.			
ENVIRONMENTAL SETTINGS: The proposed project is located within the North Hollywood-Valley Village Community Plan. More specifically, it is located in the NoHo Arts District and the North Hollywood Community Redevelopment Area. The area where the project is located is an urbanized core area within the Plan. In fact, the current property is zoned C2-1 and designated on the Plan as Highway Oriented Commercial. The site is a flat, irregularly shaped parcel having approximately 120 feet of frontage on Hatteras Street, approximately 120 feet of frontage on the alley to the west and approximately 70 feet of frontage on the alley to the south. The site is the first property east of the alley adjacent to the commercial corridor on Lankershim Boulevard. The site is also 300 feet west of Tujunga Avenue. Across the street from the subject property is a large area of multiple-family residential zoned [Q]R3-1. The site is currently developed as two single-family dwellings being used for commercial purposes. Additionally, Hatteras Street is designated as a Collector Street on the City's Streets and Highway Plan.			
PROJECT LOCATION: 11430-36 WEST HATTERAS ST.			
COMMUNITY PLAN AREA: NORTH HOLLYWOOD - VALLEY VILLAGE STATUS:		AREA PLANNING COMMISSION: SOUTH VALLEY	CERTIFIED NEIGHBORHOOD COUNCIL: MID-TOWN NORTH HOLLYWOOD
<input checked="" type="checkbox"/> Does Conform to Plan			

Does NOT Conform to Plan

EXISTING ZONING: C2-1	MAX. DENSITY/INTENSITY ALLOWED BY ZONING: FAR 1.5:1	LA River Adjacent: NO
GENERAL PLAN LAND USE: Highway Oriented Commercial	MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION: 108 units per acre	
	PROPOSED PROJECT DENSITY: FAR 3.7:1	

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.

Tom Glick

City Planner

(818) 374-5062

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 checked="" type="checkbox"/> AESTHETICS <input type="checkbox"/> AGRICULTURE AND FOREST RESOURCES <input checked="" type="checkbox"/> AIR QUALITY <input type="checkbox"/> BIOLOGICAL RESOURCES <input checked="" type="checkbox"/> CULTURAL RESOURCES <input checked="" type="checkbox"/> GEOLOGY AND SOILS	<input checked="" type="checkbox"/> GREEN HOUSE GAS EMISSIONS <input type="checkbox"/> HAZARDS AND HAZARDOUS MATERIALS <input type="checkbox"/> HYDROLOGY AND WATER QUALITY <input checked="" type="checkbox"/> LAND USE AND PLANNING <input type="checkbox"/> MINERAL RESOURCES <input checked="" type="checkbox"/> NOISE	<input type="checkbox"/> POPULATION AND HOUSING <input checked="" type="checkbox"/> PUBLIC SERVICES <input type="checkbox"/> RECREATION <input checked="" type="checkbox"/> TRANSPORTATION/TRAFFIC <input checked="" type="checkbox"/> UTILITIES AND SERVICE SYSTEMS <input checked="" type="checkbox"/> MANDATORY FINDINGS OF SIGNIFICANCE
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INITIAL STUDY CHECKLIST (To be completed by the Lead City Agency)

Background

PROPONENT NAME:

Hatteras Holding, LLC (Attention Denis Hann)

PHONE NUMBER:

(818) 985-8310

APPLICANT ADDRESS:

11430 Hatteras Street, North Hollywood, CA 91601

AGENCY REQUIRING CHECKLIST:

Department of City Planning

DATE SUBMITTED:

07/14/2014

PROPOSAL NAME (if Applicable):

31 Unit Apartment - 11438 Hatteras Street, North Hollywood, CA

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?			✓	

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-2014-2530-MND and the associated case(s), APCSV-2014-2529-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/ 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: City Planner	TELEPHONE NO.: (818) 374-5062	DATE: 11/06/2014
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Impact?	Explanation	Mitigation Measures
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APPENDIX A: ENVIRONMENTAL IMPACTS EXPLANATION TABLE

I. AESTHETICS		
a.	NO IMPACT	<p>The project site is currently developed with neighborhood serving commercial uses. The proposed project would be developed to five stories with a maximum building height of 72 feet. Surrounding uses include multi-family residential and retail commercial uses along Lankershim Boulevard. The project site has a relatively flat topography. Scenic vistas in the neighborhood are limited to the urbanized nature of the surrounding area. There are no tall topographic features on the project site from which scenic vistas may be viewed, or which make up part of the scenic landscape of the neighborhood. Therefore, the project's impact on a scenic vista is less than significant.</p>
b.	NO IMPACT	<p>There are no natural scenic resources such as native California trees, or unique geologic features on the site. The site is currently occupied by two single-family structures with commercial uses and is not designated as an historic structure, or known to be associated with any important events, historical patterns, or persons considered significant resources. Therefore, the proposed project would not damage and/or remove any scenic resource within a State designated scenic highway. No impact would occur.</p>
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<p>Due to the height and mass of the proposed development, a potentially significant impact may occur if the project were to introduce incompatible visual elements on the site, or elements that would be incompatible with the character of the area surrounding the site. Views of the project site from the adjacent sites would change in character as a result of the increased building height and massing, and amount of development proposed for the project. A significant shade and shadow impact would occur if the proposed building height exceeded 60 feet and was located within a distance of three times the building height to a shadow sensitive use to the north. The project proposal is for a 72 foot tall building comprising</p> <p>I-10 Landscaping is necessary to help soften the impact of the project at the ground level. Also, the ground floor needs to be designed to preserve a commercial feel.</p>

Impact?	Explanation	Mitigation Measures
	<p>five stories. However, the project will comply with Citywide Design Guidelines which guides projects to complement existing aesthetic values and ensure compatibility with the built environment. While the Project is not incompatible with development patterns to the north, there is still a need to make it compatible in terms of landscaping. Also, the applicant is proposing a zone change to a RAS zone. The aesthetic of the ground floor need to be in keeping with the surrounding commercial area. Even though the project is located across from multiple-family residential, the project is located in a large highway oriented commercial product. That commercial feel needs to be preserved.</p>	
<p>d. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED</p>	<p>A significant impact may occur if a project introduces light that is likely to increase ambient nighttime illumination levels beyond the property line of the project site or includes lighting that would routinely spillover onto a light-sensitive use. The proposed project would provide night lighting in order to illuminate the building entrances, common open space areas, and parking areas, largely to provide adequate night visibility and a measure of security. The night lighting would be directional and shielded to direct light away from the neighboring uses. In addition, the project site is currently illuminated by spillover lighting from the surrounding commercial and residential uses as well as streetlights along the Crenshaw Boulevard. As mentioned in Section I d., Crenshaw Boulevard is designated a Major Highway Class I, which carries a large volume of vehicles. Light from vehicle headlights from cars traveling on the Boulevard and other adjacent roadways contribute to the overall high ambient lighting levels in the project area already. The proposed project will be a 56-foot five-story building, which may introduce sources of light or glare on the upper levels of the structure and have an impact on the residential uses adjacent to the proposed building. With implementation of the referenced mitigation measures, impacts to surrounding uses from the project</p>	<p>I-120, I-130 Light and glare impact avoided especially with the residential area to the north.</p>

Impact?	Explanation	Mitigation Measures
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would be mitigated to a less-than-significant level.

II. AGRICULTURE AND FOREST RESOURCES

a.	NO IMPACT	The project site does not contain properties identified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as identified by the California Resource Agency. Therefore, no impact would occur	
b.	NO IMPACT	The three parcels located in NoHo Arts District and is zoned C2.. No agricultural use is permitted within this zoning designation. Therefore, the project would have no impact on agricultural zoning or Williamson Act contracts.	
c.	NO IMPACT	The subject property is zoned as C2-1 and would not conflict with existing zoning for, or cause rezoning of, forest land or timberland use (ZIMAS). Therefore, the project would have no impact on forest land or timberland use.	
d.	NO IMPACT	The project site is currently improved with commercial uses. No forested lands or natural vegetation exist on or in the vicinity of the project site. Therefore, no impact would occur.	
e.	NO IMPACT	Neither the project site nor nearby properties are currently utilized for agricultural or forestry uses and, as discussed above, the project is not classified in any "Farmland" category designated by the State of California. Furthermore, the project site is zoned C2-1 Therefore, no impact would occur.	

III. AIR QUALITY

a.	LESS THAN SIGNIFICANT IMPACT	A significant air quality impact may occur if a project is not consistent with the applicable Air Quality Management Plan (AQMP) or would in some way represent a substantial hindrance to employing the policies or obtaining the goals of that plan. The South Coast Air Quality Management District (SCAQMD) is the agency principally responsible for comprehensive air pollution control in the South Coast Air Basin (Basin) and reducing emissions from stationary (are and point), mobile, and indirect sources. SCAQMD prepared the AQMP to meet federal and state ambient air quality standards. The proposed project with 50 residential units and 4,999 square feet of commercial floor area is not expected to conflict with or obstruct the implementation of AQMP and	
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Impact?	Explanation	Mitigation Measures
	<p>SCAQMD rules (including District Rule 403). The project does not require any exemptions from the currently adopted or proposed rules. The proposed project is also subject to the City's Green Building Program Ordinance (Ord. No. 179,890) which was adopted to reduce the use of natural resources, create healthier living environments, and minimize the negative impacts of development on local, regional, and global ecosystems. The proposed project would be consistent with the AQMP and the City of Los Angeles' efforts to reduce regional air pollutant emissions. Therefore, impact of the proposed project would be less than significant.</p>	
<p>b. LESS THAN SIGNIFICANT IMPACT</p>	<p>The proposed project with 31 residential units and 1,500 square feet of commercial floor area is not expected violate any air quality standard or contribute substantially to an existing or projected air quality violation. However, the development of the proposed project will temporarily generate emissions from heavy-duty construction workers' vehicles. In addition, construction activities would generate fugitive dust. Because of the construction timeframe and the normal day-to-day variability in construction activities, it is difficult, if not impossible to precisely quantify the daily and quarterly emissions associated with the proposed construction activities. However, the timeframe for construction with the incorporated mitigation measures is minimal and is anticipated to reduce air quality impacts during construction to a less-than-significant level.</p>	
<p>c. LESS THAN SIGNIFICANT IMPACT</p>	<p>Operational emissions generated by both stationary and mobile sources would result from normal day-to-day activities of the proposed project. Area source emissions would be generated by the consumption of natural gas and landscape maintenance. Mobile emissions would be generated by the motor vehicles traveling to and from the project site. The project for the construction of a five-story mixed-use building with 50 residential units and 4,999 square feet of commercial space is not expected to result in cumulatively considerable net increase of any criteria pollutant for which the air basin is non-attainable under an applicable federal or state ambient air quality standard. Possible project-related</p>	

Impact?	Explanation	Mitigation Measures
	<p>air quality concerns will derive from the mobile source emissions that will be generated by the motor vehicles traveling to and from the new mixed-use building. Therefore, the proposed project would not generate a cumulatively considerable increase in emissions of the pollutants for which the Basin is in nonattainment, and impacts would be less than significant.</p>	
<p>d. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED</p>	<p>Sensitive receptors are populations that are more susceptible to the effects of air pollution than are the population at large. The SCAQMD identifies the following as sensitive receptors: long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The nearest sensitive receptors that could potentially be subject to localized air quality impacts associated with construction of the proposed project include single- and multi-family residences located along Victoria Avenue to the west of the project site. Emissions from construction activities have the potential to generate localized emissions that may expose sensitive receptors to harmful pollutant concentrations. However, the proposed project would comply with South Coast Air Quality Management District Rule 403, which would reduce the amount of particulate matter entrained in the ambient air as a result of anthropogenic fugitive dust sources, such as construction activities, by requiring actions to prevent, reduce, or mitigate fugitive dust emissions. In addition, the proposed project consists of a mixed-use development containing residential units and retail uses. The project would not include any land uses that would involve the use, storage, or processing of carcinogenic or non-carcinogenic toxic air contaminants and no toxic airborne emissions would typically result from project implementation. Therefore, the project is not anticipated to expose sensitive receptors to substantial pollutant concentrations, and impacts would be less than significant.</p>	<p>III-10 Construction related impacts mitigated.</p>

Impact?	Explanation	Mitigation Measures
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e.	LESS THAN SIGNIFICANT IMPACT	Odors are typically associated with industrial projects involving the use of chemicals, solvents, petroleum products, and other strong-smelling elements used in manufacturing processes, as well as sewage treatment facilities and landfills. The proposed mixed-use project does not involve elements related to these types of activities. No odors from these types of uses are anticipated. Therefore, impacts associated with objectionable odors would be less than significant.	
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IV. BIOLOGICAL RESOURCES

a.	LESS THAN SIGNIFICANT IMPACT	The subject property is currently improved with two single family homes with commercial uses being conducted. The site lacks vegetated habitat supportive of wild life. Development of the project site will not have an 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 in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Services. Thus, impacts would be less than significant.	
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b.	NO IMPACT	The subject property is located in an urbanized area that does not contain any riparian habitat or other sensitive natural community. The subject site has not been identified as being a Significant Ecological Area (City of Los Angeles, Environmental and Public Facilities Maps, 1996). Therefore, the proposed project would not result in adverse impacts to riparian habitat or other sensitive natural communities.	
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c.	NO IMPACT	The project site is entirely developed and covered with impermeable surfaces and does not contain any wetlands. Therefore, the project site would not have a substantial adverse effect on federally protected wetlands, and no impact would occur.	
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d.	LESS THAN SIGNIFICANT IMPACT	The subject site is located in a developed and urbanized area that is mostly segmented and lacks the continuity that is consistent with those known to support any non-avian candidate, sensitive, or special-status species. Additionally, the subject site is currently occupied by four buildings and lacks vegetated habitat supportive of wildlife. Development of the	
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Impact?	Explanation	Mitigation Measures
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		project site will not adversely interfere with the movement of any native resident or migratory fish or wildlife species.	
e.	NO IMPACT	Implementation of the proposed does not involve the removal of any existing trees. Therefore, there would be no impact on any local policies or ordinances protecting biological resources.	
f.	NO IMPACT	According to Biological Resources Areas Maps in the Los Angeles CEQA Thresholds Guide (2006), the project site is not designated as an Open Space/Habitat area, nor is it located in, or in the vicinity of a significant ecological area that may require protection. There are no relevant active ordinances protecting biological resources that may prevent this project from being approved at this time. No impacts to any indicated plans are anticipated.	

V. CULTURAL RESOURCES

a.	NO IMPACT	The project site consists of two parcels, which are occupied by two single-story buildings. Thus, no listed historic resources would be impacted by the redevelopment of the site. Furthermore, the existing structure is not known to be associated with any important events, historical patterns, or persons to be considered significant historical resources. Thus, there is no evidence to suggest that any historic resources would be impacted by the redevelopment of the site. Therefore, the proposed project would not cause an adverse impact on any historical resources, and no impact would occur.	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	According to the City of Los Angeles Prehistoric and Historic Archaeological Sites and Survey Areas Map, the project site is located in an Archaeological Survey Area and soil will be excavated and hauled off-site. Thus, the potential exists for the accidental discovery of archaeological resources. The following mitigation measures shall be implemented to ensure that if any archaeological resources are encountered during construction, impacts to such resources would be mitigated to a less-than-significant level.	V-20

Impact?	Explanation	Mitigation Measures
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c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<p>The project proposes subterranean parking that requires excavation. According to the City of Los Angeles Environmental and Public Facilities Maps (1996), the project site and immediate surrounding areas do not contain any known paleontological resources. Although no paleontological resources are known to exist on site, there is a possibility that such resources exist at sub-surface levels on the project site and may be uncovered during excavation of the proposed subterranean parking garage. While the possibility of finding significant paleontological resources is considered remote, the implementation of the following mitigation measure will ensure that if any such resource is found during construction of the proposed project, it would be handled according to the proper regulations. Therefore, with the implementation of mitigation measures, any potential impacts would be reduced to a less-than-significant level.</p>	V-30
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<p>The project proposes grading of soil. No burial grounds are known to exist on or adjacent to the project site (Environmental and Public Facilities Maps, 1996). However, it is possible that unknown human remains could be discovered on the project site during excavation. While this possibility is remote, implementing mitigation measures would reduce potential impacts related to the disturbance of unknown human remains to a less-than-significant level.</p>	V-40
VI. GEOLOGY AND SOILS			
a.	LESS THAN SIGNIFICANT IMPACT	<p>The project is located 4.8 miles from the Hollywood Fault. Due to the intense seismic environment of Southern California, there is always a potential for blind thrust faults or otherwise unmapped faults that do not have a surface trace to be present. Environmental impacts to the safety of future occupants may result due to the project's location in an area of potential seismic activity. However, the design and construction of the proposed project shall comply with the seismic safety requirements in the California Building Code (CBC) and the California</p>	

Impact?	Explanation	Mitigation Measures
	<p>Geological Survey Special Publication 117 (Guidelines for Evaluating and Mitigating Seismic Hazards in California [1997]), which provide guidance for evaluating and mitigating earthquake related hazards as approved by the Los Angeles Department of Building Safety. Therefore, impacts would be less than significant.</p>	
b.	<p>POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED</p> <p>Any development that occurs within the geographical boundaries of Southern California has the potential of exposing people and/or structures to potentially substantial adverse effects involving potential blind thrust faults, the rupture of known and/or unknown earthquake faults, or strong seismic ground shaking. The proposed project will be required to comply with the seismic safety requirements in the California Building Code (CBC) and the California Geological Survey Special Publication 117 (Guidelines for Evaluating and Mitigating Seismic Hazards in California [1997]), which provide guidance for evaluating and mitigating earthquake related hazards as approved by the Los Angeles Department of Building Safety. Referenced mitigation measures will reduce any potential impacts to a less than significant level.</p>	VI-50
c.	<p>POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED</p> <p>According to ZIMAS and the City's Environmental and Public Facilities Maps (1996), the project site is located within a liquefaction area. The project may expose people or structures to potential adverse effects as a result of seismic-related ground failure.</p>	VI-10, VI-20, VI-50
d.	<p>NO IMPACT</p> <p>A project-related significant adverse effect may occur if the project is located in a hillside area with soil conditions that would suggest a high potential for sliding. The project site is relatively flat with a surface elevation difference of slightly more than one foot across the project site. The ground surface above mean sea level ranges from 112.87 feet at the southwest corner and 114.48 feet at the northwest corner. In addition, the project site is not located within an area potentially susceptible to seismically induced landslides (ZIMAS). Therefore, the probability of landslides is considered to be very low, and no impact would occur.</p>	

Impact?	Explanation	Mitigation Measures
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e.	LESS THAN SIGNIFICANT IMPACT	Short-term erosion impacts may result from the construction of the proposed project. During the construction phases, proper grading practices must be adhered to in accordance with city regulations in order to avoid substantial soil erosion or the loss of topsoil. The proposed project will comply with LAMC Chapter IX, Division 70, which addresses grading, excavations, and fills. The project is also required to obtain grading permits from the Department of Building Safety and incorporate Best Management Practices. Compliance with the Building Code and BMP's would reduce potential impacts to a less than significant level.	
f.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	According to ZIMAS and the City's Environmental and Public Facilities Maps (1996), the project site is not located within a liquefaction area. Therefore, no impact from liquefaction would occur.	VI-70
g.	LESS THAN SIGNIFICANT IMPACT	Expansive soils contain significant amounts of clay particles that swell considerably when wetted and which shrink when dried. According to the Soils Map by the U.S. Department of Agriculture, Bureau of Soils, the project site may be situated on the Santiago Silt Loam, which contains approximately five to 31 percent of clay, depending on locality (Soil Survey of the Los Angeles Area, California). Therefore, it is likely that the project site may be located on expansive soil, and implementing mitigation measures would reduce potential impacts to less-than-significant levels. In addition, the project will be required to adhere to the International Building Code and the California Building Code, which include structural and materials standards as well as foundation design requirements based on on-site soil conditions that would mitigate effects of adverse soil conditions.	
h.	NO IMPACT	The project site is located in a developed area of the City of Los Angeles, which is served by a wastewater collection, conveyance, and treatment system operated by the City of Los Angeles. No septic tanks or alternative disposal systems neither are necessary, nor are they proposed. Thus, no impact would occur.	

VII. GREEN HOUSE GAS EMISSIONS

Impact?	Explanation	Mitigation Measures
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a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Implementation of the proposed project might contribute to long-term increases in greenhouse gases (GHGs) as a result of traffic increase (mobile sources) and minor secondary fuel combustion emissions from space heating, etc. The impacts related to potential greenhouse gas emissions will be reduced to a less-than-significant level with incorporation of the recommended mitigation measures.	VII-10
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The impacts related to potential greenhouse gas emission will be reduced to a less-than-significant level by incorporating the referenced mitigation measures.	VII-10

VIII. HAZARDS AND HAZARDOUS MATERIALS

a.	LESS THAN SIGNIFICANT IMPACT	The project proposes 31 residential units and 1,500-square-foot commercial uses, which would not result in the routine transport, use, or disposal of hazardous or explosive substances. No hazardous materials other than modest amounts of typical cleaning supplies, chemicals, and solvents used for housekeeping, janitorial, and landscaping purposes would routinely be transported to the site. The use of these substances would comply with State Health Codes and Regulations. Therefore, the proposed project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. The project's impact would be less-than-significant.	
b.	NO IMPACT	The project proposes 31 residential units and 1,500-square-foot commercial uses. The proposed uses are not anticipated to release a significant amount of hazardous materials into the environment since the project would not require the daily use of hazardous chemicals other than moderate amounts of typical cleaning supplies and chemicals used for housekeeping, janitorial, and landscaping purposes consistent with normal residential and commercial uses. The demolition of the existing structures may result in the release of hazardous materials, including asbestos, into the environment. The potential impacts to the public of the environment would be reduced to less than significant levels through compliance with the city's Building Code and implementation of referenced mitigation	

Impact?	Explanation	Mitigation Measures
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		measures.
c.	NO IMPACT	The project site is not located within one-quarter mile of an existing or proposed school. Therefore, there would be no impact from the emission of hazardous materials, substances, or waste on an existing or proposed school.
d.	NO IMPACT	The project site is not listed as a Hazardous Waste/Border Zone Property (ZIMAS). Therefore, no impact would occur.
e.	NO IMPACT	The project site is not located within an airport hazard zone or in an airport land use plan (ZIMAS). The closest airports are Van Nuys, Whiteman and Burbank Airport. However, these airports are not located within two miles of the site. Therefore, no impact would occur.
f.	NO IMPACT	The project site is not located in the vicinity of a private airstrip. Therefore, no impact would occur.
g.	LESS THAN SIGNIFICANT IMPACT	Development of the project site may require temporary and/or partial street closures due to construction activities. While such closures may cause inconvenience, they are not expected to substantially interfere with emergency response or evacuation plans. The proposed project would not cause permanent alterations to vehicular circulation routes and patterns, impede public access or travel on public rights-of-way. Additionally, the proposed project is required to meet all fire and safety requirements of the Department of Building and Safety, the Los Angeles Police Department, and the Los Angeles Fire Department. Therefore, the proposed project is not expected to interfere with any adopted emergency response plan or emergency evacuation plan, and the project would have a less than significant impact.
h.	NO IMPACT	The project site is not located in a Very High Fire Hazard Severity Zone (ZIMAS), Brush Fire Hazard Area, or Wildlife Fire Hazard Area (Environmental and Public Facilities Maps, 1996). Additionally, the project site is located in a highly urbanized area of the city, and no wild lands or high fire terrain exists within close proximity to the site. Therefore, no impacts would occur.

IX. HYDROLOGY AND WATER QUALITY

Impact?	Explanation	Mitigation Measures
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a.	LESS THAN SIGNIFICANT IMPACT	<p>Based upon the criteria established in the LA CEQA Thresholds Guide, a project would have a significant impact on surface water quality if discharges associated with the project would create pollution, contamination, or nuisance as defined in Section 13050 of the California Water Code (CWC) or that cause regulatory standards to be violated, as defined in the applicable National Pollution Discharge Elimination System (NPDES) stormwater permit or Water Quality Control Plan for the receiving water body. Compliance with the NPDES and City of Los Angeles' discharge requirements would ensure that the construction of the proposed project would not violate any water quality standards or discharge requirements, or otherwise substantially degrade water quality. Additionally, the proposed project would comply with LAMC Section 64.70 Stormwater and Urban Runoff Pollution Control, which sets forth requirements and prohibitions for dischargers and places of discharge to the storm drain system and the receiving waters. Implementation of the referenced mitigation measures would reduce the project's construction related water quality impacts to less than significant levels.</p>	
b.	LESS THAN SIGNIFICANT IMPACT	<p>The project requires the excavation of an insignificant amount of dirt. Excavation activities could result in an encounter with groundwater table; however, it is very unlikely that excavation activities would substantially interfere with groundwater recharge or lower the groundwater supply. Therefore, impacts associated with this would be less than significant.</p>	
c.	LESS THAN SIGNIFICANT IMPACT	<p>The project site does not contain any natural and/or significant drainage features such as streams or rivers. The project site is located in a highly developed and urbanized are of the city, and is currently covered by a building and impermeable surfaces. Water runoff generated by the project will be carried into existing storm drains and discharged into the stormwater runoff control. Although the project may, over time cause minor erosion or siltation on or off-site, it is not expected to result in any substantial quantities. The project will comply with LAMC Section 64.70 Stormwater and Urban Runoff Pollution Control, which</p>	

Impact?	Explanation	Mitigation Measures
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		sets forth requirements and prohibitions for dischargers and places of discharge to the storm drain system and the receiving waters. Compliance with the LAMC Section would mitigate potential impacts to a less than significant level.	
d.	LESS THAN SIGNIFICANT IMPACT	The project site is currently occupied by two structures that will be demolished as a part of the project, and the rest of the site is covered by impermeable surfaces. After development of the proposed project, the site would continue to remain covered by impermeable surfaces. Therefore, no substantial increase in the rate or amount of surface runoff is expected to occur with project development. The project site has relatively flat topography and does not contain any natural and/or significant drainage features such as stream or rivers. As a result, impacts from the proposed development would be less than significant.	
e.	LESS THAN SIGNIFICANT IMPACT	The project site does not contain any natural and/or significant drainage features such as streams or rivers. The project site is located in a highly developed and urbanized are of the city, and is currently covered by a building and impermeable surfaces. Water runoff generated by the project will be carried into existing storm drains and discharged into the stormwater runoff control. As a result, the proposed project in not expected to contribute water runoff which would exceed the capacity of existing or planned stormwater drainage. The project will comply with LAMC Section 64.70 Stormwater and Urban Runoff Pollution Control, which sets forth requirements and prohibitions for dischargers and places of discharge to the storm drain system and the receiving waters. As a result, the proposed project would not 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, and potential impacts to surface water quality would be less than significant.	

Impact?	Explanation	Mitigation Measures	
f.	LESS THAN SIGNIFICANT IMPACT	The project does not propose any long-term activities that would discharge into surface water bodies. Some pollutants common to urban areas, especially those related to automobiles, are contained in water runoff and may be carried into the storm drains and discharged into the stormwater runoff control; these include oil, grease, metals and hydrocarbons from streets, parking lots, and driveways; dirt from unpaved areas; herbicides, pesticides, and fertilizer from landscaped areas; and animal waste. The proposed project will require the excavation, grading and construction which all may increase the potential to degrade water quality standards. The project will comply with LAMC Section 64.70 Stormwater and Urban Runoff Pollution Control, which sets forth requirements and prohibitions for dischargers and places of discharge to the storm drain system and the receiving waters. Compliance with this LAMC Section would mitigate potential impacts to a less than significant level.	
g.	NO IMPACT	According to the Environmental and Public Facilities Maps (1996), the project site is not within a 100-year floodplain area. Therefore, no impact would occur.	
h.	NO IMPACT	According to the Environmental and Public Facilities Maps (1996), the project site is not within a 100-year floodplain area. Therefore, no impact would occur.	
i.	NO IMPACT	According to the Environmental and Public Facilities Maps (1996), the project site is not within a 500-year floodplain area. Therefore, no impact would occur.	
j.	LESS THAN SIGNIFICANT IMPACT	A significant impact may occur if a project site is sufficiently close to the ocean or other water body to be potentially at risk for the effects of seismically induced tidal phenomena, or if the project site is located adjacent to a hillside area with soil characteristics that would indicate potential susceptibility to mudslides or mudflows. The project site is not located in a Hillside area or an area identified as susceptible to landslides. However, according to the Environmental and Public Facilities Maps (1996), the project site is within a Potential Inundation Area, which could be flooded if a flood control dam failed and released water held within its detention basin upon the population and land uses downstream from it. There	

Impact?	Explanation	Mitigation Measures
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	<p>are a number of active and potentially active off of the coast in regional proximity to the project area that have the capacity of generating a tsunami. Compliance with the requirements of the Flood Hazard Management Specific Plan, Ordinance No. 172,081 would reduce the project's impact to a less than significant level.</p>	
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X. LAND USE AND PLANNING

a.	NO IMPACT	<p>The project site is located within an urbanized area on a lot currently occupied by a commercial building and surface parking lot. The proposed project is consistent with the existing physical arrangement of the properties within the vicinity of the site. No separation of uses or disruption of access between land use types would occur as a result of this proposed project. As a result, no impact would occur.</p>	
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b.	<p>POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED</p>	<p>The site is currently zoned C2-1, which permits the proposed mixed-use building with residential and commercial uses but not at the intensity that the applicant would like. The applicant wants to construct a building at 3.7 to 1 FAR which is 2.2 FAR more than is allowed by the current zone. The applicant is also proposing a 72 foot high building. The project is proposing intensity and height not consistent with surrounding development patterns.</p>	X-10, X-40
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c.	NO IMPACT	<p>The project site and its vicinity are not part of any draft or adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. The project site is located in an urbanized area that is already developed with commercial uses. Therefore, the proposed project would not conflict with any applicable Habitat Conservation Plan or Natural Community Conservation Plan and no impact would occur.</p>	
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XI. MINERAL RESOURCES

a.	NO IMPACT	<p>According to the City of Los Angeles Environmental and Public Facilities Maps (1996), the project site is not located within the Mineral Resources Zone 2 (MRZ-2) or major oil drilling areas. The project site is located in an urban setting which has been developed with</p>	
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Impact?	Explanation	Mitigation Measures
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		commercial and residential uses. There is no knowledge of the presence of mineral resources on the site that would be of value to the region and residents of the state. Therefore, no impact would occur.	
b.	NO IMPACT	According to the City of Los Angeles Environmental and Public Facilities Maps (1996), the project site is not located within the Mineral Resources Zone 2 (MRZ-2) or major oil drilling areas. The project site is not a locally important mineral resources recovery site delineated on a local general plan, specific plan, or other land use plan. Therefore, no impact would occur.	

XII. NOISE

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The proposed project for the construction of a new mixed-use building with 31 residential units and 1,500 square feet of commercial uses is unlikely to result in new sources of noise which would exceed level established in the General Plan and Municipal Code. A temporary increase in noise levels is expected to occur during the construction phase due to heavy construction equipment and related construction activity, and could be audible from sensitive uses (e.g. single and multi-family residences) located to the west of the project site. However, construction activities are expected to be short-term, and the project will comply with LAMC Section 41.40 which limits construction hours to Monday through Friday between 7:00 a.m. and 9:00 p.m. and Saturdays and national holidays between 8:00 a.m. and 6:00 p.m. The project will also comply with LAMC Chapter XI Noise Regulation which will mitigate any unnecessary, excessive, and annoying noise from the proposed project.	XII-60, XII-70
b.	LESS THAN SIGNIFICANT IMPACT	Construction activities may require the use of equipment or other activities known to generate ground-borne vibrations that propagate through the ground and diminish in intensity with distance from the source. The construction of the proposed mixed-use project may expose neighboring residents and visitors to a temporary increase in ground-borne vibrations. However, construction activities are expected to be short-term, and the project will comply with LAMC Section 41.40 which limits	

Impact?	Explanation	Mitigation Measures
	<p>construction hours to Monday through Friday between 7:00 a.m. and 9:00 p.m. and Saturdays and national holidays between 8:00 a.m. and 6:00 p.m. The project will also comply with LAMC Chapter XI Noise Regulation which will mitigate any unnecessary, excessive, and annoying noise from the proposed project. Therefore, the proposed project would not result in exposure to, or generation of excessive ground-borne vibration or noise levels, and impacts would be less than significant.</p>	
c.	<p>LESS THAN SIGNIFICANT IMPACT</p> <p>The project proposes 31 residential units and 1,500-square-foot commercial uses. The project may result in a permanent increase in ambient noise levels from operational sources; however, the anticipated increase does not meet or exceed the impact threshold of 75 or more dwelling units, 100,000 square feet or greater of non-residential development, or have the potential to generate 1,000 or more average daily vehicle trips. The project will comply with LAMC Chapter XI Noise Regulation, which will mitigate any unnecessary, excessive, and annoying noise from the proposed project. Therefore, the impact of the project on a permanent increase in ambient noise levels will be less than significant.</p>	
d.	<p>LESS THAN SIGNIFICANT IMPACT</p> <p>A temporary increase in noise levels is expected during the grading and construction phases, due to heavy construction equipment and related activity. The anticipated increase in noise levels could be audible to the noise-sensitive uses in the vicinity of the project, including multi-family residences located to the north of the site. The duration of the construction activities on the project site are expected to be short-term and the project will comply with LAMC Section 41.40 which limits construction hours to Monday through Friday between 7:00 a.m. and 9:00 p.m. and Saturdays and national holidays between 8:00 a.m. and 6:00 p.m. Therefore, temporary noise impacts from the proposed project would be less than significant.</p>	

Impact?	Explanation	Mitigation Measures
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e.	NO IMPACT	The proposed project is not located within an airport hazard zone or in an airport land use plan (ZIMAS). The closest airports are the Van Nuys, Whiteman, and Burbank Airports. However, these airports are not located within two miles of the project site. Therefore, no impact would occur.	
f.	NO IMPACT	The project site is not located within the vicinity of a private airstrip. No impact would occur.	

XIII. POPULATION AND HOUSING

a.	LESS THAN SIGNIFICANT IMPACT	The project site is located in an urbanized area of the city that is highly developed with residential and commercial uses. The project proposes 31 residential units and 1,500-square-foot commercial uses. Based on the city's current household demographics (e.g. an average household size of 2.81 persons per 2010 Census), the proposed project's 31 new dwelling units would result in an increase of approximately 87 net residents in the city of Los Angeles. The proposed increase in housing units and population would be marginal and consistent with the Southern California Association of Governments forecast of 316,700 additional households and approximately 550,100 persons in the city of Los Angeles between 2008 and 2035 (SCAG RTP, 2012). Although the proposed project would generate a number of new residents to the site and surrounding neighborhood, it would not cause substantial population growth or accelerate development and therefore, impacts related to housing would be less than significant.	
b.	NO IMPACT	There are currently technically 2 residential units on the project site, therefore, there is loss of housing equal to a one-half block equivalent of habitable housing units. As a result, there is no impact due to existing units being displaced.	
c.	NO IMPACT	There are currently 2 residential units on the project site. As a result, there is no impact due to residents being displaced.	

XIV. PUBLIC SERVICES

Impact?	Explanation	Mitigation Measures	
a.	<p>POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED</p>	<p>LAFD considers fire protection services for a project adequate if a project is within the maximum response distance for the land use proposed. Pursuant to the L.A. CEQA Thresholds Guide, the maximum response distance between residential land uses and a LAFD station that houses an engine or truck company is 1.50 miles. The project site is within 1.5 miles of a Fire Station. This is below the threshold for the maximum response identified in the L.A. CEQA Thresholds Guide. The project is not located in a brush fire hazard area, wildlife hazard area, or very high fire hazard severity zone and is not proposing to use, manufacture, or store toxic, readily-combustible or otherwise hazardous materials. Increasing the number of dwelling units and commercial uses on the project site may result in an increased demand for fire protection. The proposed project is required to meet all fire safety requirements of the Department of Building and Safety and LAFD. Implementation of the mitigation measure will reduce the project's impact on fire protection to a less than significant level.</p>	<p>XIV-10</p>
b.	<p>POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED</p>	<p>The project site is served by the City of Los Angeles Police Department (LAPD) North Hollywood Division Station approximately 2.0 miles to the northwest. The proposed project's new residential units and increase square footage of non-residential floor area would result in an increase of net population, site visitors, and employees within the project site thereby generating a potential increase in the number of service calls from the project site. Responses to thefts, vehicle burglaries and damage, traffic related incidents, and crimes against persons would be anticipated to escalate as a result of the increased on-site activities and traffic on adjacent streets. Any increase in demands on police services are anticipated to be low and would not necessitate the construction of a new police station, which may cause significant environmental impacts. Through implementation of the referenced mitigation measures,</p>	<p>XIV-20, XIV-30</p>

Impact?	Explanation	Mitigation Measures
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		Impacts to LAPD services would be mitigated to a less than significant level.	
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project proposes 31 new residential units, which would increase the demands on existing schools. As authorized by Senate Bill 50 (Gov. Code, Section 65996), the applicant will be required to pay school impact fees to the Los Angeles Unified School District prior to the issuance of building permits to offset the project's demand upon local schools. The LAUSD impact fees and referenced mitigation measures will cause the impacts of the project on the local school system to be mitigated to a less than significant level.	XIV-40, XIV-50
d.	LESS THAN SIGNIFICANT IMPACT	The project proposes 31 residential units which would increase the net population, and thereby the demand for recreation and park services. However the project will provide on-site open space which should lessen the demand for and impact on existing parks. Pursuant to LAMC Chapter II, Article 1.10, the applicant will be required to pay the Dwelling Unit Construction Tax, which is collected prior to a certificate of occupancy for residential land uses. Compliance with the referenced section of the LAMC will reduce any potential impacts to existing neighborhood and regional parks and recreational facilities to a less than significant level.	
e.	LESS THAN SIGNIFICANT IMPACT	The Los Angeles Public Library branches currently serving the project site include: Studio City Branch, North Hollywood Branch, and Sherman Oaks Branch. The project proposes 31 residential units which is under the threshold of 75 dwelling units established in the L.A. CEQA Thresholds Guide. Therefore, the proposed project's impact on existing public libraries would be less than significant.	
XV. RECREATION			
a.	LESS THAN SIGNIFICANT IMPACT	The project proposes 31 residential units which would increase the net population, and thereby the demand for recreation and park services. However the project will provide on-site open space which should lessen the demand for and impact on existing parks. Pursuant to LAMC Chapter II, Article 1.10, the applicant will	

Impact?	Explanation	Mitigation Measures
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	<p>be required to pay the Dwelling Unit Construction Tax, which is collected prior to a certificate of occupancy for residential land uses. Compliance with the referenced section of the LAMC will reduce any potential impacts to existing neighborhood and regional parks and recreational facilities to a less than significant level. Pursuant to LAMC Chapter II, Article 1.10, the applicant will be required to pay the Dwelling Unit Construction Tax, which is collected prior to a certificate of occupancy for residential land uses. Compliance with the referenced section of the LAMC will reduce any potential impacts to existing neighborhood and regional parks and recreational facilities to a less than significant level.</p>	
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b.	LESS THAN SIGNIFICANT IMPACT	<p>The project proposes 31 residential units which would increase the net population, and thereby the demand for recreation and park services. However the project will provide on-site open space which should lessen the demand for and impact on existing parks. Pursuant to LAMC Chapter II, Article 1.10, the applicant will be required to pay the Dwelling Unit Construction Tax, which is collected prior to a certificate of occupancy for residential land uses. Compliance with the referenced section of the LAMC will reduce any potential impacts to existing neighborhood and regional parks and recreational facilities to a less than significant level. Although the proposed project would place some additional demand on park facilities, the increase in demand would be met and offset through a combination of on-site amenities and existing parks in the area. The proposed project would not in and of itself increase the demands upon recreational facilities to the level where a new park would need to be constructed, which would have an adverse physical effect on the environment. Therefore, the project would have a less than significant impact.</p>	
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XVI. TRANSPORTATION/TRAFFIC

a.	LESS THAN SIGNIFICANT IMPACT	<p>According to the Los Angeles Department of Transportation, the proposed project would result in a net increase of less than 43 vehicular trips in the pm peak. Additionally, the estimated trip generation is below the 500 daily trips threshold for potentially significant impact. Although the</p>	
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Impact?	Explanation	Mitigation Measures
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		project will result in an increase in vehicular traffic, the increase is expected to have a less than significant impact on existing applicable plans, ordinances, and policies.	
b.	LESS THAN SIGNIFICANT IMPACT	The estimated trip generation is for the proposed project is below the 500 daily trips threshold for potentially significant impact. Although the project will result in an increase in vehicular traffic, the increase is expected to have a less than significant impact on applicable congestion management programs.	
c.	NO IMPACT	The proposed project includes 31 residential units and 1,500 square feet of neighborhood serving commercial uses which do not include an aviation use. The proposed maximum building height of 72 feet does not result in an impact to existing flight paths in the Los Angeles Basin. As a result, no impact would occur.	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	A significant impact may occur if the proposed project includes a new roadway design or introduces a new land use or feature to an area with specific transportation requirements and characteristics that have not been previously experienced in that area, or if the project site access or other features were designed in such a way as to create hazardous conditions. The proposed project would not include unusual or hazardous design features including access on Hatteras Street, a collector street and access off of alleys. A parking and driveway plan will be submitted to the Los Angeles Department of Transportation (LADOT) for review. LADOT anticipates no impact from the proposed project.	XVI-40, XVI-50
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Development of the project site may require temporary and/or partial street closures due to construction activities. Any such closures would be short-term and required to be coordinated with the Los Angeles Departments of Transportation, Building and Safety, and Public Works. While such closures may cause inconvenience, they are not expected to substantially interfere with emergency response or evacuation plans. The proposed project would not cause permanent alterations to vehicular circulation routes and	XVI-40, XVI-50

Impact?	Explanation	Mitigation Measures
	<p>patterns, impede public access or travel on public rights-of-way. Additionally, the proposed project is required to meet all fire and safety requirements of the Department of Building and Safety, the Los Angeles Police Department, and the Los Angeles Fire Department to ensure that all access roads, driveways, and parking areas would remain accessible to emergency service vehicles. Therefore, the will have a less than significant impact.</p>	
f.	<p>NO IMPACT</p> <p>The proposed project would not require the disruption of public transportation services or the alteration of public transportation routes, or bicycle routes. The project does not anticipate modification of, or conflict with any alternative transportation policies or programs, and therefore, no impact would occur.</p>	
XVII. UTILITIES AND SERVICE SYSTEMS		
a.	<p>LESS THAN SIGNIFICANT IMPACT</p> <p>Wastewater from the project site is conveyed via municipal sewage infrastructure maintained by the City of Los Angeles Bureau of Sanitation to the Hyperion Treatment Plant (HTP). The HTP is a public facility and therefore is subject to the State's wastewater treatment requirements. Wastewater from the project site is and will continue to be treated according to the wastewater treatment requirements enforced by the Los Angeles Regional Water Quality Control Board (RWQCB). Therefore, impacts related to wastewater treatment would be less than significant.</p>	
b.	<p>LESS THAN SIGNIFICANT IMPACT</p> <p>The Hyperion Treatment Plant (HTP) provides full secondary treatment for an average dry weather flow of 413 million gallons per day (mgd) and operates at 450 mgd capacity (L.A. CEQA Thresholds Guide, 2006). Therefore, HTP has a remaining capacity of approximately 37 mgd, depending on the season. The project's estimated demand for wastewater treatment capacity is significantly below the available capacity of 37 mgd. Therefore, no new or expanded wastewater treatment facilities would be required.</p>	

Impact?	Explanation	Mitigation Measures
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c.	LESS THAN SIGNIFICANT IMPACT	<p>Storm drain facilities are maintained by the City of Los Angeles Department of Public Works, Bureau of Sanitation. Runoff from the project site is collected by stormwater drainage inlets on Lankershim Boulevard west of the site. The project site is currently developed with commercial uses and associated surface parking. The project proposes 31 residential units and 1,500-square-foot commercial uses. The amount of impermeable surfaces would be roughly similar between the existing conditions and the proposed project. Runoff from the site would continue to drain to the existing storm drain inlets in the area, therefore impacts related to the development on the storm drain system would be less than significant.</p>	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<p>The project proposes 31 residential units and 1,500-square-foot commercial uses expected to create an increased demand for water. The construction, use, and maintenance of the residences, commercial uses, and landscaped areas will impact the water supply in the area. However, the project will comply with the City of Los Angeles Landscape and Water Management Ordinance No. 170,978. The project will comply with LAMC Chapter XII, Article II Water Closet, Urinal and Showerhead Regulations and Article V Water Efficiency Requirements, which impose requirements and standards for the construction of new buildings to minimize the effect of any water shortages in the city. These sections establish water efficiency standards for plumbing fixtures, high efficiency appliances, toilets and urinals, faucets, and single-pass cooling equipment. Compliance with the city's water conservation regulations and incorporation of the referenced mitigation measures is expected to reduce the potential impacts to a less than significant level.</p>	XVII-10
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<p>The proposed project is a mixed-use building and would generate wastewater treatment demand. The project's estimated demand of wastewater treatment demand does not surpasses the significance threshold of 4,000 gpd. However, the</p>	XVII-80

Impact?	Explanation	Mitigation Measures
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		flow will be mitigated by the implementation of mitigation measures proposed in Section XVII of this document. Incorporation of these mitigation measure is expected to reduce the impact of this development to a less than significant level.	
f.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Solid waste generated within the City of Los Angeles is disposed of at privately owned landfill facilities throughout Los Angeles County. Existing land uses within the City of Los Angeles are served by the Sunshine Canyon Landfill and the Chiquita Canyon Landfill. The project proposes 31 residential units and 1,500-square-foot commercial uses is expected to generate solid waste per day. The waste produced by the long-term use of the property will be typical of residential and commercial uses and would not create a special need for disposal of hazardous materials. Therefore, the long-term impacts of the proposed project are considered less than significant. However, potentially significant impacts may occur during the construction phase of the project. Demolition and construction activities associated with development of the proposed project would generate construction debris and solid waste that would need to be disposed of at landfills. In addition, many of the building materials used during the construction process are considered hazardous and are not safe to be disposed of in a landfill; therefore, appropriate precautions must be taken to ensure proper disposal. The proposed mitigation measure will help to reduce the project's impact to a less than significant level.	XVII-90, XVII-100
g.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	A significant impact may occur if a project would generate solid waste that was not disposed of in accordance with applicable regulations. Solid waste generated on-site by the proposed project would be disposed of in accordance with all applicable federal, state, and local regulations related to solid waste, such as the California Integrated Solid Waste Management (ISWM) Act (also known as AB 939). The amount of	XVII-90, XVII-100

Impact?	Explanation	Mitigation Measures
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project-related waste disposed of at area landfills would be reduced through recycling and waste diversion programs implemented by the City, in accordance with the City's Solid Waste Management Policy Plan (CISWMPP), which is the long-range solid waste management policy for the City, and the Source Reduction and Recycling Element (SRRE), which is the strategic action policy plan for diverting solid waste from landfills. The project would also comply with applicable regulatory measures, including the provisions of City of Los Angeles Ordinance No. 171,687 with regard to all new development: the provision of permanent, clearly marked, durable source sorted bins to facilitate the separation and deposit of recyclable materials; implementation of a demolition and construction debris recycling plan, with the explicit intent of requiring recycling during all phases of site preparation and building construction. With the implementation of the regulatory measures, waste generated by the project would not significantly alter the projected timeline for landfills within the region to reach capacity. As the proposed project would comply with local, State and federal regulations, no impact with respect to these regulations would occur. However, the referenced mitigation measures will ensure compliance with local solid waste regulations and reduce the impact on landfills to a less than significant level.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Based on the preceding discussion, the project would neither degrade the quality of the environment nor affect any endangered fauna or flora. Because of the highly urbanized nature of the project site and the surrounding area, the project would not impact the habitat or population level of fish or wildlife species, nor would it threaten a plant or animal. Potential impacts related to archaeological and paleontological resources would be reduced to less-than-significant levels with implementation of the recommended mitigation measures,	XVIII-10
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Impact?	Explanation	Mitigation Measures
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		and impacts to potential historic resources would not be significant.	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The proposed project could contribute to cumulative effects of past, current and probable future projects within the project area. However, based on the preceding discussion, potential impacts related to project implementation would be not significant or less than significant with the project's compliance with applicable codes/ordinances or other required regulations in the areas of Aesthetics, Agriculture/Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Geology/Soils, Greenhouse Gas Emissions, Hazards/Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Mineral Resources, Noise, Population/Housing, Public Services, Recreation, Transportation/Traffic, and Utilities/Service Systems. Impacts would be site-specific and, therefore, would not contribute to cumulative impacts. Related projects in the project area would be required to incorporate mitigation measures to reduce their impacts to a less-than-significant level, similar to the requirements for this project. As the mitigation measures would reduce all of the potential environmental impacts of the proposed project to a less-than-significant level, cumulative impacts would be less than significant.	XVIII-10
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Based on the preceding discussion, impacts would be less than significant with mitigation and the project's compliance with applicable codes/ordinances or other required regulations. The proposed project would, therefore, not have environmental effects which will cause significant adverse effects on human beings, either directly or indirectly.	XVIII-20, XVIII-30