

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 10
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PROJECT TITLE ENV-2006-7211-MND	CASE NO. CPC-2006-8689-GPA-ZC-HD-SPR-ZAA-CU
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PROJECT LOCATION
805 S CATALINA ST

PROJECT DESCRIPTION
GENERAL PLAN AMENDMENT FROM NEIGHBORHOOD OFFICE COMMERCIAL AND HIGH MEDIUM RESIDENTIAL TO REGIONAL CENTER COMMERCIAL; ZONE CHANGE FROM (Q)C2-1 AND R4-2 TO R5-2; HEIGHT DISTRICT CHANGE FROM HEIGHT DISTRICT 1 TO HEIGHT DISTRICT 2; SITE PLAN REVIEW FOR 50 OR MORE UNITS; ZONING ADMINISTRATOR'S ADJUSTMENT FOR YARD REDUCTION; AND CONDITIONAL USE TO ALLOW A COMMERCIAL USE IN AN R5-2 ZONE TO PERMIT THE CONSTRUCTION OF A 35 STORY MIXED USE BUILDING CONTAINING 3,600 SQUARE FEET OF COMMERCIAL/RETAIL SPACE AND 270 RESIDENTIAL UNITS WITH 663 PARKING SPACES. THE PROJECT INVOLVES THE DEMOLITION OF NINE RESIDENTIAL BUILDINGS CONTAINING 68 RESIDENTIAL UNITS; 4,788 SQUARE FEET OF RETAIL COMMERCIAL SPACE; 5,304 SQUARE FEET OF OFFICE SPACE; AND A PARKING LOT AND ON-SITE GRADING AND EXPORT OF APPROXIMATELY 37,000 CUBIC YARDS OF DIRT.

ADDITIONALLY, THE CITY REQUESTS THE FOLLOWING ENTITLEMENT FOR 2 ADJACENT ADDED AREAS TO THE NORTH AT 800 S. KENMORE AVENUE AND 3130-3140 W. 8TH SREET/803 S. CATALINA STREET: A GENERAL PLAN AMENDMENT FROM THE CURRENT LAND USE DESGINATION OF NEIGHBORHOOD OFFICE COMMERCIAL TO REGIONAL CENTER COMMERCIAL. NO CORRESPONDING ZONE CHANGE IS PROPOSED FOR THE 2 ADDITIONAL AREAS.

NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY
COLONY HOLDINGS LLC
606 VENICE BLVD STE A
VENICE, CA 90291

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-make may adopt the mitigated negative declaration, amend it, or require preparation of an EIR. Any changes made should be supported by substantial evidence in the record and appropriate findings made.

THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.

NAME OF PERSON PREPARING THIS FORM	TITLE	TELEPHONE NUMBER
TERESA BATSON	CITY PLANNING ASSISTANT	(213) 978-1209

ADDRESS	SIGNATURE (Official)	DATE
200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA. 90012		06/17/2009

I b2. Aesthetics (Landscaping)

- Environmental impacts to the character and aesthetics of the neighborhood may result from project implementation. However, the potential impacts will be mitigated to a level of insignificance 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, including an automatic irrigation plan, prepared by a licensed landscape architect to the satisfaction of the decision maker.

I b4. Aesthetics (Graffiti)

- Environmental impacts may result from project implementation due to graffiti and accumulation of rubbish and debris along the wall(s) adjacent to public rights-of-way. However, this potential impact will be mitigated to a level of insignificance by the following measures:
- Every building, structure, or portion thereof, shall be maintained in a safe and sanitary condition and good repair, and free from graffiti, debris, rubbish, garbage, trash, overgrown vegetation or other similar material, pursuant to Municipal Code Section 91.8104.
- The exterior of all buildings and fences shall be free from graffiti when such graffiti is visible from a public street or alley, pursuant to Municipal Code Section 91,8104.15.

I b5. Aesthetics (Signage)

- Environmental impacts may result from project implementation due to on-site signage in excess of that allowed under the Los Angeles Municipal Code Section 91.6205. However, the potential impact will be mitigated to a level of insignificance by the following measures:
- On-site signs shall be limited to the maximum allowable under the Code.
- Multiple temporary signs in the store windows and along the building walls are not permitted.

I c1. 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 level of insignificance by the following measure:
- Outdoor lighting shall be designed and installed with shielding, so that the light source cannot be seen from adjacent residential properties.

I c2. 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 level of insignificance by the following measure:
- The exterior of the proposed building shall be constructed of materials such as high-performance tinted non-reflective glass and pre-cast concrete or fabricated wall surfaces.

VI aii. Seismic

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

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

- Environmental impacts may result from the visual alteration of natural landforms due to grading. However, this impact will be mitigated to a level of insignificance by designing the grading plan to conform with the City's Landform Grading Manual guidelines, subject to approval by the Advisory Agency and the Department of Building and Safety's Grading Division.
- Short-term air quality, grading and noise impacts may result from the construction of the proposed project. However, these impacts can be mitigated to a level of insignificance by the following measures:
- **Air Quality**
- 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 owner or contractor shall keep the construction area sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
- All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.

- All clearing, grading, 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.
- General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- **Noise**
- The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- The project shall comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.
- **Grading**
- 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:
 - 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.
 - Appropriate erosion control and drainage devices shall be provided to the satisfaction of the Building and Safety Department. These measures include interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned.
 - Stockpiles and excavated soil shall be covered with secured tarps or plastic sheeting.
- **General Construction**
- Sediment carries with it other work-site pollutants such as pesticides, cleaning solvents, cement wash, asphalt, and car fluids that are toxic to sea life.
- All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete; wood, and vegetation. Non recyclable materials/wastes shall be taken to an appropriate landfill. Toxic wastes shall be discarded at a licensed regulated disposal site.
- Leaks, drips and spills shall be cleaned up immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
- Pavement shall not be hosed down at material spills. Dry cleanup methods shall be used whenever possible.
- Dumpsters shall be covered and maintained. Place uncovered dumpsters under a roof or cover with tarps or plastic sheeting.
- Where truck traffic is frequent, gravel approaches shall be used to reduce soil compaction and limit the tracking of sediment into streets.
- All vehicle/equipment maintenance, repair, and washing shall be conducted away from storm drains. All major repairs shall be conducted off-site. Drip pans or drop clothes shall be used to catch drips and spills.
- Prior to initiating construction, the construction contractor shall coordinate with the site administrator for the existing Central Los Angeles Area New Learning Center No. 1 to discuss construction activities that generate high noise and vibration levels. Coordination between the site administrator and the construction contractor shall continue on an as-needed basis throughout the construction phase of the project to mitigate potential disruption of classroom activities as feasible.
- To the extent feasible, the construction contractor will be required to implement the use of sound blankets on the perimeter of the proposed project's property line. The sound blankets shall be at least 15 feet high and places such that the line-of-sight between ground-level construction activity and sensitive land uses is blocked.

- All residential units located within 2,000 feet of the construction site shall be sent a notice regarding the construction schedule of the proposed project. A sign, legible at a distance of 50 feet shall be posted at the construction site. All notices and the signs shall indicate the dates and duration of construction activities, as well as provide a telephone number where residents can inquire about the construction process and register complaints.
- A “noise disturbance coordinator” shall be established. The disturbance coordinator shall be responsible for responding to any local complaints about construction noise. The disturbance coordinator shall determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and shall be required to implement reasonable measures such that the complaint is resolved. All notices that are sent to residential units within 500 feet of the construction site and all signs posted at the construction site shall list the telephone number for the disturbance coordinator.
- Sonic pile driving equipment instead of impact pile equipment shall be utilized during construction activity.

VI b1. Haul Routes

- Environmental impacts on pedestrians and vehicles may result from project implementation due to haul routes. However, the potential impact will be mitigated to a level of insignificance by the following measures:
- Projects involving the import/export of 1,000 cubic yards or more of dirt shall obtain haul route approval by the Department of Building and Safety.
- The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
- Fences shall be constructed around the site to minimize trespassing, vandalism, short-cut attractions and attractive nuisances.

VI b2. Erosion/Grading/Short-Term Construction Impacts

- Short-term air quality and noise impacts may result from the construction of the proposed project. However, these impacts can be mitigated to a level of insignificance by the following measures:
- **General Construction**
- Sediment carries with it other work-site pollutants such as pesticides, cleaning solvents, cement wash, asphalt, and car fluids that are toxic to sea life.
- All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, 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.
- Leaks, drips and spills shall be cleaned up immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
- Pavement shall not be hosed down at material spills. Dry cleanup methods shall be used whenever possible.
- Dumpsters shall be covered and maintained. Uncovered dumpsters shall be placed under a roof or be covered with tarps or plastic sheeting.
- Gravel approaches shall be used where truck traffic is frequent to reduce soil compaction and the tracking of sediment into streets shall be limited.
- All vehicle/equipment maintenance, repair, and washing shall be conducted away from storm drains. All major repairs shall be conducted off-site. Drip pans or drop clothes shall be used to catch drips and spills.
- All haul trucks hauling soil, sand, and other loose materials shall maintain at least six inches of freeboard in accordance with California Vehicle Code Section 23114.
- Traffic speeds on unpaved roads shall be limited to 15 miles per hour.
- Heavy-duty equipment operations shall be suspended during first and second stage smog alerts.
- Track-out shall not extend 25 feet or more from an active operation and track-out shall be removed at the conclusion of each workday.
- A wheel washing system shall be installed and used to remove bulk material from tires and vehicle undercarriages before vehicles exit the project site.

VII b2. Explosion/Release (Methane Gas)

- Environmental impacts may result from project implementation due to its location in an area of potential methane gas zone. However, this potential impact will be mitigated to a level of insignificance by the following measures:
- All multiple residential buildings shall have adequate ventilation as defined in Section 91.7102 of the Municipal Code of a gas-detection system installed in the basement or on the lowest floor level on grade, and within the underfloor space in buildings with raised foundations.

VII b5. Explosion/Release (Asbestos Containing Materials)

- Due to the age of the building(s) being demolished, asbestos-containing materials (ACM) may be located in the structure(s). Exposure to ACM during demolition could be hazardous to the health of the demolition workers as well as area residents and employees. However, these impacts can be mitigated to a level of insignificance by the following measure:
- Prior to the issuance of any demolition permit, the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant that no ACM are present in the building. If ACM are found to be present, it will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other State and Federal rules and regulations.
- Prior to issuance of any permit for demolition or alteration of the existing structure(s), a lead-based paint survey shall be performed to the written satisfaction of the Department of Building and Safety. Should lead-based paint materials be identified, standard handling and disposal practices shall be implemented pursuant to OSHA regulations.

VIII b. Groundwater Quantity

- Environmental impacts to groundwater quantity may result from implementation of the proposed project through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations, or through substantial loss of groundwater recharge capacity. The Department of Building and Safety requires, when feasible, that applicants modify the structural design of a building so as not to need a permanent dewatering system. When a permanent dewatering system is necessary, the Department of Building and Safety require the following measures to mitigate the impacts to a level of insignificance:
 - Pumping water to a beneficial use on site such as:
 1. Landscape irrigation.
 2. Decorative Fountains or lakes.
 3. Toilet Flushing.
 4. Cooling Towers.
 - Return water to the groundwater basin by an injection well.

VIII c2. Single Family Dwelling (10+ Home Subdivision/Multi Family)

- Environmental impacts may result from the development of this project. However, the potential impacts will be mitigated to a level of insignificance by incorporating stormwater pollution control measures. Ordinance No. 172,176 and Ordinance No. 173,494 specify Stormwater and Urban Runoff Pollution Control which requires the application of Best Management Practices (BMPs). Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. Applicants must meet the requirements of the Standard Urban Stormwater Mitigation Plan (SUSMP) approved by Los Angeles Regional Water Quality Control Board, including the following: (A copy of the SUSMP can be downloaded at: <http://www.swrcb.ca.gov/rwqcb4/>).
- Project applicants are required to implement stormwater BMPs to treat and infiltrate the runoff from a storm event producing 3/4 inch of rainfall in a 24 hour period. The design of structural BMPs shall be in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard is required.
- Post development peak stormwater runoff discharge rates shall not exceed the estimated pre-development rate for developments where the increase peak stormwater discharge rate will result in increased potential for downstream erosion.
- Concentrate or cluster development on portions of a site while leaving the remaining land in a natural undisturbed condition.
- Limit clearing and grading of native vegetation at the project site to the minimum needed to build lots, allow access, and provide fire protection.
- Maximize trees and other vegetation at each site by planting additional vegetation, clustering tree areas, and promoting the use of native and/or drought tolerant plants.
- Any connection to the sanitary sewer must have authorization from the Bureau of Sanitation.
- Reduce impervious surface area by using permeable pavement materials where appropriate, including: pervious concrete/asphalt; unit pavers, i.e. turf block; and granular materials, i.e. crushed aggregates, cobbles.
- Install Roof runoff systems where site is suitable for installation. Runoff from rooftops is relatively clean, can provide groundwater recharge and reduce excess runoff into storm drains.

- Guest parking lots constitute a significant portion of the impervious land coverage. To reduce the quantity of runoff, parking lots can be designed one of two ways:
 - *Hybrid Lot* - parking stalls utilize permeable materials, such as crushed aggregate, aisles are constructed of conventional materials such as asphalt.
 - *Parking Grove* - is a variation on the permeable stall design, a grid of trees and bollards are added to delineate parking stalls. This design presents an attractive open space when cars are absent, and shade when cars are present.
- Promote natural vegetation by using parking lot islands and other landscaped areas.
- Paint messages that prohibits the dumping of improper materials into the storm drain system adjacent to storm drain inlets. Prefabricated stencils can be obtained from the Dept. of Public Works, Stormwater Management Division.
- Promote natural vegetation by using parking islands and other landscaped areas.
- All storm drain inlets and catch basins within the project area must be stenciled with prohibitive language (such as NO DUMPING - DRAINS TO OCEAN) and/or graphical icons to discourage illegal dumping.
- Signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, must be posted at public access points along channels and creeks within the project area.
- Legibility of stencils and signs must be maintained.
- Materials with the potential to contaminate stormwater must be: (1) placed in an enclosure such as, but not limited to, a cabinet, shed, or similar stormwater conveyance system; or (2) protected by secondary containment structures such as berms, dikes, or curbs.
- The storage area must be paved and sufficiently impervious to contain leaks and spills.
- The storage area must have a roof or awning to minimize collection of stormwater within the secondary containment area.
- Design an efficient irrigation system to minimize runoff including: drip irrigation for shrubs to limit excessive spray; shutoff devices to prevent irrigation after significant precipitation; and flow reducers.
- Incorporate appropriate erosion control and drainage devices, such as interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code. Protect outlets of culverts, conduits or channels from erosion by discharge velocities by installing a rock outlet protection. Rock outlet protection is a physical device composed of rock, grouted riprap, or concrete rubble placed at the outlet of a pipe. Install sediment traps below the pipe-outlet. Inspect, repair and maintain the outlet protection after each significant rain.
- The owner(s) of the property will prepare and execute a covenant and agreement (Planning Department General form CP-6770) satisfactory to the Planning Department binding the owners to post construction maintenance on the structural BMPs in accordance with the Standard Urban Stormwater Mitigation Plan and or per manufacturer's instructions.
- In addition to the following provisions, applicant must meet the Standard Urban Stormwater Mitigation Plan (SUSMP) approved by Los Angeles Regional Water Quality Control Board. including the following: (A copy of the SUSMP can be downloaded at: <http://www.swrcb.ca.gov/rwqcb4/>).
- Project applicants are required to implement stormwater BMPs to treat and infiltrate the runoff from a storm event producing 3/4 inch of rainfall in a 24 hour period. The design of structural BMPs shall be in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard is required.
- Post development peak stormwater runoff discharge rates shall not exceed the estimated pre-development rate for developments where the increase peak stormwater discharge rate will result in increased potential for downstream erosion.
- Protect slopes and channels and reduce run-off velocities by complying with Chapter IX, Division 70 of the Los Angeles Municipal Code and utilizing vegetation (grass, shrubs, vines, ground covers, and trees) to provide long-term stabilization of soil.
- Protect outlets of culverts, conduits or channels from erosion by discharge velocities by installing a rock outlet protection. Rock outlet protection is a physical device composed of rock, grouted riprap, or concrete rubble placed at the outlet of a pipe. A sediment trap below the pipe outlet is recommended if runoff is sediment laden. Inspect, repair, and maintain the outlet protection after each significant rain.
- All storm drain inlets and catch basins within the project area must be stenciled with prohibitive language (such as NO DUMPING - DRAINS TO OCEAN) and/or graphical icons to discourage illegal dumping.

- Signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, must be posted at public access points along channels and creeks within the project area.
- Legibility of stencils and signs must be maintained.
- Materials with the potential to contaminate stormwater must be: (1) placed in an enclosure such as, but not limited to, a cabinet, shed, or similar stormwater conveyance system; or (2) protected by secondary containment structures such as berms, dikes, or curbs.
- The storage area must be paved and sufficiently impervious to contain leaks and spills.
- The storage area must have a roof or awning to minimize collection of stormwater within the secondary containment area.
- The owner(s) of the property will prepare and execute a covenant and agreement (Planning Department General form CP-6770) satisfactory to the Planning Department binding the owners to post construction maintenance on the structural BMPs in accordance with the Standard Urban Stormwater Mitigation Plan and or per manufacturer's instructions.

IX a. 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).

IX c. 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 level of insignificance by the following measure:
- The applicant shall comply with mitigation measures required by this MND.

XI a1. Increased Noise Levels (Parking Wall)

- Environmental impacts to the adjacent residential properties may result due to noise from parking on the site. However, this potential impact will be mitigated to a level of insignificance by the following measure:
- A 6-foot-high solid decorative masonry wall adjacent to residential use and/or zones shall be constructed if no such wall exists.

XI a2. Increased Noise Levels (Parking Structure Ramps)

- Environmental impacts may result from project implementation due to noise from cars using the parking ramp. However, the potential impacts will be mitigated to a level of insignificance by the following measures:
- Concrete, not metal, shall be used for construction of parking ramps.
- The interior ramps shall be textured to prevent tire squeal at turning areas.
- Parking lots located adjacent to residential buildings shall have a solid decorative wall adjacent to the residential.

XIII a. 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 level of insignificance 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.

XIII b1. Public Services (Police General)

- 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 level of insignificance 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's Crime Prevention Section (located at Parker Center, 150 N. Los Angeles Street, Room 818, Los Angeles, (213)485-3134. These measures shall be

approved by the Police Department prior to the issuance of building permits.

XIII c1. Public Services (Schools)

- Environmental impacts may result from project implementation due to the location of the project in an area with insufficient school capacity. However, the potential impact will be mitigated to a level of insignificance by the following measure:
- The applicant shall pay school fees to the Los Angeles Unified School District to offset the impact of additional student enrollment at schools serving the project area.

XIII c2. Public Services (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 level of insignificance 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.
- 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.
- 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.
- Fences shall be constructed around the site to minimize trespassing, vandalism, short-cut attractions and attractive nuisances.

XIII e. Public Services (Street Improvements Not Required By DOT)

- Environmental impacts may result from project implementation due to the deterioration of street quality from increased traffic generation. However, the potential impact will be mitigated to a level of insignificance by the following measure:
- The project shall comply with the Bureau of Engineering's requirements for street dedications and improvements that will reduce traffic impacts in direct portion to those caused by the proposed project's implementation.

XIV a. Recreation (Increase Demand For Parks Or Recreational Facilities)

- Environmental impacts may result from project implementation due to insufficient parks and/or recreational facilities. However, the potential impact will be mitigated by the following measure:
- Per Section 17. 12-A of the LA Municipal Code, the applicant shall pay the applicable Quimby fees for the construction of condominiums, or Recreation and Park fees for construction of apartment buildings.

XV a1. Increased Vehicle Trips/Congestion

- An adverse impact may result from the project's traffic generation. An investigation and analysis conducted by the Department of Transportation has identified significant project-related traffic impacts which can be mitigated to an acceptable level by the following measure:
- Implementing measure(s) detailed in said Department's communication to the Planning Department dated _____ and attached shall be complied with. Such report and mitigation measure(s) are incorporated herein by reference.

XVI a,b&e. 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 level of insignificance by the following measures:
- A grey water system to reuse wastewater from the project.

XVI d. Utilities (Local or Regional Water Supplies)

- 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 level of insignificance 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).
- If conditions dictate, the Department of Water and Power may postpone new water connections for this project until water supply capacity is adequate.
- **(All New Construction, Commercial/Industrial Remodel, Condominium Conversions, and Adaptive Reuse)**
Unless otherwise required, and to the satisfaction of the Department of Building and Safety, the applicant shall install:
 - a. High-efficiency toilets (maximum 1.28 gpf), including dual-flush water closets, and high-efficiency urinals (maximum 0.5 gpf), including no-flush or waterless urinals, in all restrooms as appropriate. Rebates may be offered through the Los Angeles Department of Water and Power to offset portions of the costs of these installations.
 - b. Restroom faucets with a maximum flow rate of 1.5 gallons per minute.

Single-pass cooling equipment shall be strictly prohibited from use. Prohibition of such equipment shall be indicated on the building plans and incorporated into tenant lease agreements. (Single-pass cooling refers to the use of potable water to extract heat from process equipment, e.g. vacuum pump, ice machines, by passing the water through equipment and discharging the heated water to the sanitary wastewater system.)
- **(All New Residential, Condominium Conversions, and Adaptive Reuse)**
Unless otherwise required, and to the satisfaction of the Department of Building and Safety, the applicant shall:
 - a. Install a demand (tankless or instantaneous) water heater system sufficient to serve the anticipated needs of the dwelling(s).
 - b. Install no more than one showerhead per shower stall, having a flow rate no greater than 2.0 gallons per minute.
 - c. Install and utilize only high-efficiency clothes washers (water factor of 6.0 or less) in the project, if proposed to be provided in either individual units and/or in a common laundry room(s). If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance. Rebates may be offered through the Los Angeles Department of Water and Power to offset portions of the costs of these installations.
 - d. Install and utilize only high-efficiency Energy Star-rated dishwashers in the project, if proposed to be provided. If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.
- **(Landscaping)**
In addition to the requirements of the Landscape Ordinance, the landscape plan shall incorporate the following:
 - a. Weather-based irrigation controller with rain shutoff;
 - b. Matched precipitation (flow) rates for sprinkler heads;
 - c. Drip/microspray/subsurface irrigation where appropriate;
 - d. Minimum irrigation system distribution uniformity of 75 percent;
 - e. Proper hydro-zoning, turf minimization and use of native/drought tolerant plan materials; and
 - f. Use of landscape contouring to minimize precipitation runoff.
 - g. A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for irrigated landscape areas totaling 5,000 sf. and greater, to the satisfaction of the Department of Building and Safety.

XVI e. Utilities (Power)

- Environmental impacts may result from project implementation due to the creation of additional demand on the City's power utilities. However, the potential impacts will be mitigated to a level of insignificance by the following measure:
- If conditions dictate, the Department of Water and Power may postpone new power connections for this project until power supply is adequate.

XVI f. Utilities (Solid Waste)

- Environmental impacts may result from project implementation due to the creation of additional solid waste. However, this potential impact will be mitigated to a level of insignificance by the following measure:
- 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.

- 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.
- To facilitate onsite separation and recycling of demolition and construction-related wastes, the contractor(s) shall provide temporary waste separation bins onsite during demolition and construction. These bins shall be emptied and recycled accordingly as a part of the project's regular solid waste disposal program.

XVII b. 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 level of insignificance by imposing the above mitigation measures.

XVII d. 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: CD 10 - HERB J. WESSON, JR.	DATE: 06/12/2009
RESPONSIBLE AGENCIES: Department of City Planning			
ENVIRONMENTAL CASE: ENV-2006-7211-MND		RELATED CASES: CPC-2006-8689-GPA-ZC-HD-SPR-ZAA-CU	
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: 270 APARTMENTS 35 STORIES 10,000			
ENV PROJECT DESCRIPTION: GENERAL PLAN AMENDMENT FROM NEIGHBORHOOD OFFICE COMMERCIAL AND HIGH MEDIUM RESIDENTIAL TO REGIONAL CENTER COMMERCIAL; ZONE CHANGE FROM (Q)C2-1 AND R4-2 TO R5-2; HEIGHT DISTRICT CHANGE FROM HEIGHT DISTRICT 1 TO HEIGHT DISTRICT 2; SITE PLAN REVIEW FOR 50 OR MORE UNITS; ZONING ADMINISTRATOR'S ADJUSTMENT FOR YARD REDUCTION; AND CONDITIONAL USE TO ALLOW A COMMERCIAL USE IN AN R5-2 ZONE TO PERMIT THE CONSTRUCTION OF A 35 STORY MIXED USE BUILDING CONTAINING 3,600 SQUARE FEET OF COMMERCIAL/RETAIL SPACE AND 270 RESIDENTIAL UNITS WITH 663 PARKING SPACES. THE PROJECT INVOLVES THE DEMOLITION OF NINE RESIDENTIAL BUILDINGS CONTAINING 68 RESIDENTIAL UNITS; 4,788 SQUARE FEET OF RETAIL COMMERCIAL SPACE; 5,304 SQUARE FEET OF OFFICE SPACE; AND A PARKING LOT AND ON-SITE GRADING AND EXPORT OF APPROXIMATELY 37,000 CUBIC YARDS OF DIRT. ADDITIONALLY, THE CITY REQUESTS THE FOLLOWING ENTITLEMENT FOR 2 ADJACENT ADDED AREAS TO THE NORTH AT 800 S. KENMORE AVENUE AND 3130-3140 W. 8TH STREET/803 S. CATALINA STREET: A GENERAL PLAN AMENDMENT FROM THE CURRENT LAND USE DESIGNATION OF NEIGHBORHOOD OFFICE COMMERCIAL TO REGIONAL CENTER COMMERCIAL. NO CORRESPONDING ZONE CHANGE IS PROPOSED FOR THE 2 ADDITIONAL AREAS.			
ENVIRONMENTAL SETTINGS: THE PROJECT IS LOCATED WITHIN THE WILSHIRE COMMUNITY PLAN AREA, GENERALLY BOUNDED BY 8TH STREET TO THE NORTH, CATALINA STREET TO THE EAST, JAMES M. WOOD BOULEVARD TO THE SOUTH, AND KENMORE AVENUE TO THE WEST.			
PROJECT LOCATION: 805 S CATALINA ST			
COMMUNITY PLAN AREA: WILSHIRE STATUS: <input type="checkbox"/> Does Conform to Plan <input checked="" type="checkbox"/> Does NOT Conform to Plan		AREA PLANNING COMMISSION: CENTRAL	CERTIFIED NEIGHBORHOOD COUNCIL: WILSHIRE CENTER - KOREATOWN
EXISTING ZONING: R4-2, C2-1, (Q)C2-1		MAX. DENSITY/INTENSITY ALLOWED BY ZONING: R4-2/ 137 UNITS	LA River Adjacent: NO
GENERAL PLAN LAND USE: HIGH MEDIUM RESIDENTIAL; NEIGHBORHOOD OFFICE COMMERCIAL		MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION: R4-2/ 137 UNITS	

PROPOSED PROJECT DENSITY:
R5-2/ 273 UNITS

Determination (To Be Completed By Lead Agency)

On the basis of this initial evaluation:

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

CITY PLANNING ASSISTANT

(213) 978-1209

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 Section XVII, "Earlier Analysis," cross referenced).
5. Earlier analysis must be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR, or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less Than Significant With Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated
7. Supporting Information Sources: A sources list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whichever format is selected.
9. The explanation of each issue should identify:
 - a. The significance criteria or threshold, if any, used to evaluate each question; and
 - b. The mitigation measure identified, if any, to reduce the impact to less than significance.

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"/> AGRICULTURAL RESOURCES <input checked="" type="checkbox"/> AIR QUALITY <input type="checkbox"/> BIOLOGICAL RESOURCES <input type="checkbox"/> CULTURAL RESOURCES <input checked="" type="checkbox"/> GEOLOGY AND SOILS	<input checked="" type="checkbox"/> HAZARDS AND HAZARDOUS MATERIALS <input checked="" 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 checked="" type="checkbox"/> RECREATION <input checked="" type="checkbox"/> TRANSPORTATION/CIRCULATION <input checked="" type="checkbox"/> UTILITIES <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:
 COLONY HOLDINGS LLC
APPLICANT ADDRESS:
 606 VENICE BLVD STE A
 VENICE, CA 90291

PHONE NUMBER:
 (310) 618-1999

AGENCY REQUIRING CHECKLIST:
 Department of City Planning

DATE SUBMITTED:
 08/15/2006

PROPOSAL NAME (if Applicable):

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, OR OTHER LOCALLY RECOGNIZED DESIRABLE AESTHETIC NATURAL FEATURE WITHIN A CITY-DESIGNATED 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. AGRICULTURAL RESOURCES				
a.	CONVERT PRIME FARMLAND, UNIQUE FARMLAND, OR FARMLAND OF STATEWIDE IMPORTANCE, AS SHOWN ON THE MAPS PREPARED PURSUANT TO THE FARMLAND MAPPING AND MONITORING PROGRAM OF THE CALIFORNIA RESOURCES AGENCY, TO NON-AGRICULTURAL USE?			✓
b.	CONFLICT THE EXISTING ZONING FOR AGRICULTURAL USE, OR A WILLIAMSON ACT CONTRACT?			✓
c.	INVOLVE OTHER CHANGES IN THE EXISTING ENVIRONMENT WHICH, DUE TO THEIR LOCATION OR NATURE, COULD RESULT IN CONVERSION OF FARMLAND, TO NON-AGRICULTURAL USE?			✓
III. AIR QUALITY				
a.	CONFLICT WITH OR OBSTRUCT IMPLEMENTATION OF THE SCAQMD OR CONGESTION MANAGEMENT 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 AIR BASIN IS NON-ATTAINMENT (OZONE, CARBON MONOXIDE, & PM 10) UNDER AN APPLICABLE FEDERAL OR STATE AMBIENT AIR QUALITY STANDARD?		✓	
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 MODIFICATION, ON ANY SPECIES IDENTIFIED AS A CANDIDATE, SENSITIVE, OR SPECIAL STATUS SPECIES IN LOCAL OR REGIONAL PLANS, POLICIES, OR REGULATIONS 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 THE CITY OR REGIONAL PLANS, POLICIES, REGULATIONS BY THE CALIFORNIA DEPARTMENT OF FISH AND GAME OR U.S. 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?			✓

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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e.	CONFLICT WITH ANY LOCAL POLICIES OR ORDINANCES PROTECTING BIOLOGICAL RESOURCES, SUCH AS TREE PRESERVATION POLICY OR ORDINANCE (E.G., OAK TREES OR CALIFORNIA WALNUT WOODLANDS)?		✓	
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

a.	CAUSE A SUBSTANTIAL ADVERSE CHANGE IN SIGNIFICANCE OF A HISTORICAL RESOURCE AS DEFINED IN STATE CEQA 15064.5?			✓
b.	CAUSE A SUBSTANTIAL ADVERSE CHANGE IN SIGNIFICANCE OF AN ARCHAEOLOGICAL RESOURCE PURSUANT TO STATE CEQA 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.	EXPOSURE OF 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.	EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING : STRONG SEISMIC GROUND SHAKING?		✓	
c.	EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING : SEISMIC-RELATED GROUND FAILURE, INCLUDING LIQUEFACTION?		✓	
d.	EXPOSURE OF 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 POTENTIAL 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. 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?		✓	

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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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 THE PEOPLE RESIDING OR WORKING IN THE AREA?				✓
g.	IMPAIR IMPLEMENTATION OF OR PHYSICALLY INTERFERE WITH AN ADOPTED EMERGENCY RESPONSE PLAN OR EMERGENCY EVACUATION PLAN?				✓
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?				✓

VIII. HYDROLOGY AND WATER QUALITY

a.	VIOLATE ANY WATER QUALITY STANDARDS OR WASTE DISCHARGE REQUIREMENTS?			✓	
b.	SUBSTANTIALLY DEplete GROUNDWATER SUPPLIES OR INTERFERE 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 PRE-EXISTING NEARBY WELLS WOULD DROP TO A LEVEL WHICH WOULD NOT SUPPORT EXISTING LAND USES OR PLANNED LAND 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 AN 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 PLAIN AS MAPPED ON FEDERAL FLOOD HAZARD BOUNDARY OR FLOOD INSURANCE RATE MAP OR OTHER FLOOD HAZARD DELINEATION MAP?				✓
h.	PLACE WITHIN A 100-YEAR FLOOD PLAIN 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?				✓

IX. LAND USE AND PLANNING

a.	PHYSICALLY DIVIDE AN ESTABLISHED COMMUNITY?				✓
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Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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b.	CONFLICT WITH 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, 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?				✓

X. 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?			✓	

XI. NOISE

a.	EXPOSURE OF PERSONS TO OR GENERATION OF NOISE IN LEVEL IN EXCESS OF STANDARDS ESTABLISHED IN THE LOCAL GENERAL PLAN OR NOISE ORDINANCE, OR APPLICABLE STANDARDS OF OTHER AGENCIES?		✓		
b.	EXPOSURE OF PEOPLE 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?			✓	
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?				✓

XII. 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?			✓	

XIII. PUBLIC SERVICES

a.	FIRE PROTECTION?		✓		
b.	POLICE PROTECTION?		✓		
c.	SCHOOLS?		✓		
d.	PARKS?		✓		
e.	OTHER GOVERNMENTAL SERVICES (INCLUDING ROADS)?		✓		

XIV. RECREATION

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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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?		✓		

XV. TRANSPORTATION/CIRCULATION

a.	CAUSE AN INCREASE IN TRAFFIC WHICH IS SUBSTANTIAL IN RELATION TO THE EXISTING TRAFFIC LOAD AND CAPACITY OF THE STREET SYSTEM (I.E., RESULT IN A SUBSTANTIAL INCREASE IN EITHER THE NUMBER OF VEHICLE TRIPS, THE VOLUME TO RATIO CAPACITY ON ROADS, OR CONGESTION AT INTERSECTIONS)?		✓		
b.	EXCEED, EITHER INDIVIDUALLY OR CUMULATIVELY, A LEVEL OF SERVICE STANDARD 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 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.	RESULT IN INADEQUATE PARKING CAPACITY?			✓	
g.	CONFLICT WITH ADOPTED POLICIES, PLANS, OR PROGRAMS SUPPORTING ALTERNATIVE TRANSPORTATION (E.G., BUS TURNOUTS, BICYCLE RACKS)?			✓	

XVI. UTILITIES

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 STORMWATER 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 RESOURCE, 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 PROJECTS PROJECTED DEMAND IN ADDITION TO THE PROVIDERS		✓		
f.	BE SERVED BY A LANDFILL WITH SUFFICIENT PERMITTED CAPACITY TO ACCOMMODATE THE PROJECTS SOLID WASTE DISPOSAL NEEDS?		✓		
g.	COMPLY WITH FEDERAL, STATE, AND LOCAL STATUTES AND REGULATIONS RELATED TO SOLID WASTE?		✓		

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

a.	DOES THE PROJECT HAVE THE POTENTIAL TO DEGRADE THE QUALITY OF THE ENVIRONMENT, SUBSTANTIALLY REDUCE THE HABITAT OF FISH OR WILDLIFE SPECIES, CAUSE A FISH OR WILDLIFE POPULATION TO DROP BELOW SELF-SUSTAINING LEVELS, THREATEN TO ELIMINATE A PLANT OR ANIMAL COMMUNITY, REDUCE THE NUMBER OR RESTRICT THE RANGE OF A RARE OR ENDANGERED PLANT OR ANIMAL OR ELIMINATE IMPORTANT EXAMPLES OF THE				✓
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Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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	MAJOR PERIODS OF CALIFORNIA HISTORY OR PREHISTORY?			
b.	DOES THE PROJECT HAVE IMPACTS WHICH ARE INDIVIDUALLY LIMITED, BUT CUMULATIVELY CONSIDERABLE? (CUMULATIVELY CONSIDERABLE MEANS THAT THE INCREMENTAL EFFECTS OF AN INDIVIDUAL 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 CAUSE SUBSTANTIAL ADVERSE EFFECTS ON HUMAN BEINGS, EITHER DIRECTLY OR INDIRECTLY?			✓

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-2006-7211-MND** and the associated case(s), **CPC-2006-8689-GPA-ZC-HD-S** **CPC-2006-8689-GPA-ZC-HD-SPR-ZAA-CU** . 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:	TELEPHONE NO.:	DATE:
TERESA BATSON	CITY PLANNING ASSISTANT	(213) 978-1209	06/11/2009

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

I. AESTHETICS

a.	LESS THAN SIGNIFICANT IMPACT	THE PROJECT WOULD NOT HAVE A SUBSTANTIAL ADVERSE EFFECT ON A SCENIC VISTA. THE PROJECT IS LOCATED IN A FULLY URBANIZED PART OF THE CITY AND THERE ARE NO PUBLIC SCENIC VISTAS WHICH WOULD BE IMPACTED. SCENIC VISTAS ARE GENERALLY DEFINED AS PANORAMIC PUBLIC VIEWS TO NATURAL FEATURES, INCLUDING VIEWS OF THE OCEAN, STRIKING OR UNUSUAL NATURAL TERRAIN, OR UNIQUE URBAN OR HISTORIC FEATURES.	
b.	NO IMPACT	THE PROJECT SITE DOES NOT CONTAIN ANY HIGHWAY OR PARKWAY THAT HAS BEEN DESIGNATED AS "SCENIC," AND THEREFORE NO SCENIC RESOURCES WITHIN THIS CATEGORY CAN BE DAMAGED. ADDITIONALLY, NO UNIQUE OR IDENTIFIABLE AESTHETIC NATURAL FEATURES EXIST ON THE SITE WHICH COULD BE DAMAGED.	
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	GRAFFITI IS A CONTINUING PROBLEM ON STRUCTURES IN THE CITY AND AN AESTHETIC IMPACT WOULD BE CREATED IF ANY GRAFFITI WHICH APPEARS ON THE SITE DURING ITS OPERATIONAL PHASE IS NOT REMOVED. MITIGATION MEASURES REQUIRING REMOVAL OF GRAFFITI WITHIN 24 HOURS AND GRAFFITI-PROOF EXTERIOR COATINGS ON THE DEVELOPMENT HAVE BEEN INCORPORATED. THE PROJECT DOES NOT CONTAIN A DISTINCT PHYSICAL LANDFORM OR UNIQUE NATURAL LANDSCAPE FEATURES. THE PROPERTIES ABUTTING THE SUBJECT SITE ARE MULTI-FAMILY RESIDENTIALLY DESIGNATED AND DEVELOPED AND THE EXISTING VISUAL CHARACTER OF THE AREA WILL NOT BE CHANGED NEGATIVELY BY THIS PROJECT. THE PROJECT IS A MULTI-STORY APARTMENT BUILDING ON A SITE SURROUNDED IN ALL DIRECTIONS BY OTHER MULTI-STORY, MULTI-FAMILY	I b2, I b4, I b5

Impact?	Explanation	Mitigation Measures
	BUILDINGS AND WOULD NOT INTRODUCE A VISUAL ELEMENT INCONSISTENT WITH THE SURROUNDING AREA. THE PROJECT IS LOCATED IN AN URBAN AREA AND MAY BE SUBJECT TO INCREASED VANDALISM; COMMERCIAL USES MAY RESULT IN EXCESSIVE SIGNAGE, BUT MITIGATION MEASURES WILL REDUCE IMPACT TO LESS THAN SIGNIFICANT LEVELS.	
d. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	EXTERIOR LIGHT MAY ADVERSELY AFFECT SURROUNDING USES; BUILDING MAY RESULT IN ADVERSE GLARE EFFECT, BUT MITIGATION MEASURES WILL REDUCE IMPACT TO LESS THAN SIGNIFICANT LEVELS.	I c1, I c2

II. AGRICULTURAL RESOURCES

a.	NO IMPACT	THE PROPOSED PROJECT IS LOCATED IN A FULLY URBANIZED AREA AND DOES NOT CONTAIN ANY FARMLAND OR AGRICULTURAL LAND.	
b.	NO IMPACT	THE PROPOSED PROJECT IS LOCATED IN A FULLY URBANIZED PART OF THE CITY AND THERE IS NO EXISTING ZONING FOR AGRICULTURAL USES IN THE PROJECT AREA.	
c.	NO IMPACT	THE PROPOSED PROJECT IS LOCATED IN A FULLY URBANIZED PART OF THE CITY, ON A SITE THAT DOES NOT CONTAIN FARMLAND OF ANY TYPE, AND WILL NOT RESULT IN THE CONVERSION OF FARMLAND TO NON-AGRICULTURAL USE.	

III. AIR QUALITY

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE PROJECT IS REQUIRED TO IMPLEMENT CONSTRUCTION MANAGEMENT MITIGATION MEASURES TO REDUCE SHORT-TERM AIR QUALITY IMPACTS TO A LESS THAN SIGNIFICANT LEVEL.	REFER TO MITIGATION MEASURES VI b. AND VI b.2.
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE PROJECT IS REQUIRED TO IMPLEMENT CONSTRUCTION MANAGEMENT MITIGATION MEASURES TO REDUCE SHORT-TERM AIR QUALITY IMPACTS TO A LESS THAN SIGNIFICANT LEVEL.	REFER TO MITIGATION MEASURES VI b. AND VI b.2.

Impact?	Explanation	Mitigation Measures	
c.	LESS THAN SIGNIFICANT IMPACT	THE PROJECT WILL NOT RESULT IN A CUMULATIVELY CONSIDERABLE NET INCREASE OF ANY CRITERIA POLLUTANT FOR WHICH THE AIR BASIN IS NON-ATTAINMENT UNDER ANY APPLICABLE FEDERAL OR STATE AMBIENT AIR QUALITY STANDARD.	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	AIR QUALITY IMPACTS COULD OCCUR TO NEW RESIDENTS OF THE PROJECT UNLESS AIR FILTRATION SYSTEMS ARE PROVIDED AS A PART OF THE PROJECT'S AIR CONDITIONING SYSTEM TO REDUCE IMPACTS TO LESS THAN SIGNIFICANT LEVELS DURING PROJECT OPERATION. SHORT TERM AIR QUALITY IMPACTS COULD AFFECT THE OCCUPANTS OF NEARBY RESIDENCES DURING THE CONSTRUCTION OF THE PROJECT. MITIGATION MEASURES TO COMPLY WITH THE SCAQMD REGULATIONS FOR GRADING AND CONSTRUCTION ARE REQUIRED FOR THE PROJECT WHICH WILL MITIGATE ANY IMPACT TO NEARBY SENSITIVE RECEPTORS DURING THE PROJECT CONSTRUCTION PHASES.	REFER TO MITIGATION MEASURES VI b. AND VI b.2.
e.	LESS THAN SIGNIFICANT IMPACT	THE PROPOSED PROJECT WILL NOT CREATE OBJECTIONABLE ODORS THAT WOULD AFFECT SUBSTANTIAL NUMBER OF PEOPLE.	

IV. BIOLOGICAL RESOURCES

a.	NO IMPACT	THE PROPOSED PROJECT IS LOCATED IN A FULLY URBANIZED AREA OF THE CITY ON A PREVIOUSLY DEVELOPED SITE. NO SENSITIVE SPECIES ARE EXPECTED TO BE LOCATED ON THE PROJECT SITE.	
b.	NO IMPACT	THE PROPOSED PROJECT IS LOCATED IN A FULLY URBANIZED AREA OF THE CITY. THERE ARE NO AREAS OF RIPARIAN HABITAT, WETLANDS OR IDENTIFIED NATURAL COMMUNITIES ON OR ADJACENT TO THE PROJECT SITE WHICH COULD BE IMPACTED BY THE PROJECT.	
c.	NO IMPACT	THE PROPOSED PROJECT IS LOCATED IN A FULLY URBANIZED AREA OF THE CITY ON A PREVIOUSLY DEVELOPED SITE. THERE ARE NO AREAS OF RIPARIAN HABITAT OR WETLANDS ON OR ADJACENT TO THE PROJECT SITE.	

Impact?	Explanation	Mitigation Measures	
d.	NO IMPACT	THE URBANIZED PROJECT SITE DOES NOT CONTAIN ANY IDENTIFIED WILDLIFE CORRIDORS OR LAND USED AS A NATIVE WILDLIFE NURSERY SITE.	
e.	LESS THAN SIGNIFICANT IMPACT	THERE ARE NO KNOWN LOCAL POLICIES OR ORDINANCES PROTECTING BIOLOGICAL RESOURCES IN THE PROPOSED PROJECT AREA, AND NO KNOWN SENSITIVE BIOLOGICAL RESOURCES ON THE PROJECT SITE.	
f.	NO IMPACT	THE PROJECT WILL NOT CONFLICT WITH ANY HABITAT CONSERVATION PLAN, OR OTHER APPROVED LOCAL, REGIONAL, OR STATE HABITAT CONSERVATION PLAN.	

V. CULTURAL RESOURCES

a.	NO IMPACT	THE PROPOSED PROJECT WILL NOT CAUSE AN ADVERSE CHANGE IN SIGNIFICANCE OF A HISTORICAL OR ARCHITECTURAL RESOURCE.	
b.	NO IMPACT	THE PROPOSED PROJECT IS LOCATED IN A FULLY URBANIZED AREA OF THE CITY ON A PREVIOUSLY DEVELOPED SITE. NO ARCHEOLOGICAL OR PALEONTOLOGICAL RESOURCES, UNIQUE GEOLOGIC FEATURES, OR HUMAN REMAINS EXIST OR ARE ANTICIPATED TO BE FOUND ON THE PROJECT SITE.	
c.	NO IMPACT	THE PROPOSED PROJECT IS LOCATED IN A FULLY URBANIZED AREA OF THE CITY ON A PREVIOUSLY DEVELOPED SITE. NO ARCHEOLOGICAL OR PALEONTOLOGICAL RESOURCES, UNIQUE GEOLOGIC FEATURES, OR HUMAN REMAINS EXIST OR ARE ANTICIPATED TO BE FOUND ON THE PROJECT SITE.	
d.	NO IMPACT	THE PROPOSED PROJECT IS LOCATED IN A FULLY URBANIZED AREA OF THE CITY ON A PREVIOUSLY DEVELOPED SITE. NO ARCHEOLOGICAL OR PALEONTOLOGICAL RESOURCES, UNIQUE GEOLOGIC FEATURES, OR HUMAN REMAINS EXIST OR ARE ANTICIPATED TO BE FOUND ON THE PROJECT SITE.	

VI. GEOLOGY AND SOILS

Impact?	Explanation	Mitigation Measures
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a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE PROJECT IS LOCATED IN AN AREA WITH POTENTIAL SEISMIC ACTIVITY. MITIGATION MEASURES ARE REQUIRED TO MITIGATE IMPACTS TO LESS THAN SIGNIFICANT LEVELS.	VI aii
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE PROJECT IS LOCATED IN AN AREA WITH POTENTIAL SEISMIC ACTIVITY. MITIGATION MEASURES ARE REQUIRED TO MITIGATE IMPACTS TO LESS THAN SIGNIFICANT LEVELS.	VI aii
c.	LESS THAN SIGNIFICANT IMPACT	THE PROJECT IS NOT IN A STATE DESIGNATED LIQUIFACTION AREA.	
d.	NO IMPACT	THE PROJECT IS IN AN URBANIZED AREA AND THE MAJORITY OF THE LAND IS DEVELOPED. THE PROJECT IS NOT LOCATED ON HILLSIDE OR UNSTABLE SOIL.	
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE PROJECT PROPOSES ON-SITE GRADING AND EXPORT OF APPROXIMATELY 37,000 CUBIC YARDS OF DIRT.	VI b, VI b1, VI b2
f.	NO IMPACT	THE PROJECT IS NOT IN A STATE DESIGNATED LIQUIFICATION AREA. THE PROJECT IS NOT LOCATED ON A GEOLOGIC UNIT OR UNSTABLE SOIL.	
g.	NO IMPACT	THE PROJECT IS NOT LOCATED ON A EXPANSIVE SOIL.	
h.	NO IMPACT	THE PROJECT SITE HAS ACCESS TO SEWERS FOR WASTE WATER DISPOSAL.	

VII. HAZARDS AND HAZARDOUS MATERIALS

a.	LESS THAN SIGNIFICANT IMPACT	THE PROPOSED PROJECT WILL NOT RESULT IN THE ROUTINE TRANSPORT, USE, PRODUCTION, OR DISPOSAL OF HAZARDOUS MATERIALS.	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE PROPOSED PROJECT WILL NOT CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT THROUGH ACCIDENT CONDITIONS INVOLVING THE RELEASE OF HAZARDOUS MATERIALS INTO THE ENVIRONMENT. HOWEVER, MITIGATION MEASURES WILL BE PUT IN PLACE TO ADDRESS ANY UNFORESEEN ISSUES.	VII b2, VII b5
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE PROPOSED PROJECT IS LOCATED WITHIN ONE-QUARTER MILE OF A PROPOSED SCHOOL.	VII b2, VII b5

Impact?	Explanation	Mitigation Measures
d. NO IMPACT	THE PROPOSED PROJECT IS NOT LOCATED IN AN AREA WHICH IS INCLUDED ON A LIST OF HAZARDOUS MATERIALS SITES.	
e. NO IMPACT	THE PROPOSED PROJECT IS NOT WITHIN AN AIRPORT LAND USE PLAN, OR WITHIN TWO MILES OF A PUBLIC AIRPORT OR PUBLIC USE AIRPORT.	
f. NO IMPACT	THE PROPOSED PROJECT IS NOT WITHIN THE VICINITY OF A PRIVATE AIRSTRIP.	
g. NO IMPACT	THE PROPOSED PROJECT WILL NOT IMPAIR THE IMPLEMENTATION OF OR PHYSICALLY INTERFERE WITH AN ADOPTED EMERGENCY RESPONSE PLAN OR EMERGENCY EVACUATION PLAN.	
h. NO IMPACT	THE PROPOSED PROJECT IS LOCATED IN A FULLY URBANIZED AREA AND WILL NOT EXPOSE PEOPLE OR STRUCTURES TO WILDLAND FIRES.	

VIII. HYDROLOGY AND WATER QUALITY

a.	LESS THAN SIGNIFICANT IMPACT	THE PROJECT IS SUBJECT TO WATER QUALITY STANDARDS FOR STORMWATER RUN-OFF AS REQUIRED BY THE LAMC AND AS REQUIRED BY POLICY INSTITUTED BY THE REGIONAL WATER QUALITY CONTROL BOARD. ADDITIONALLY, THE PROJECT WILL BE CONNECTED WITH THE SEWER AND STORMWATER SYSTEMS.	
b.	LESS THAN SIGNIFICANT IMPACT	THE PROJECT WILL NOT SBUSTANTIALLY DEplete GROUNDWATER SUPPLIES OR INTEREFERE WITH GROUNDWATER RECHARGE SUCH THAT THERE WOULD BE A NET DEFICIT.	
c.	LESS THAN SIGNIFICANT IMPACT	ALTHOUGH THE PROJECT WILL INVOLVE EXTENSIVE GRADING INCLUDING THE EXPORT OF APPROXIMATELY 37,000 CUBIC YARDS OF DIRT, THE SITE IS IN A FULLY URBANIZED AREA AND THE PROJECT WILL NOT SUBSTANTIALLY ALTER THE EXISTING DRAINAGE PATTERN ON THE SITE. ADDITIONALLY, THE PROJECT WILL NOT ALTER THE COURSE OF ANY STREAM OR RIVER OR CAUSE SUBSTANTIAL EROSION OR SILTATION ON- OR OFF-SITE, AND THE PROJECT WILL BE SUBJECT TO COMPLIANCE WITH CITY	

Impact?	Explanation	Mitigation Measures
	REGULATIONS FOR STORMWATER RUNOFF MANAGEMENT.	
d. LESS THAN SIGNIFICANT IMPACT	SEE ABOVE. ADDITIONALLY, ALTHOUGH A MARGINAL INCREASE IN THE RATE AND AMOUNT OF SURFACE RUN-OFF MAY OCCUR DUE TO THE ADDITIONAL AREA OF NON-PERMEABLE SURFACES FROM THE BUILDING, THIS MINOR INCREASE WILL NOT RESULT IN FLOODING ON- OR OFF-SITE FROM THE PROJECT, AND THE PROJECT WILL BE SUBJECT TO COMPLIANCE WITH CITY REGULATIONS FOR STORMWATER RUNOFF MANAGEMENT.	
e. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE PROJECT MAY CREATE OR CONTRIBUTE TO RUNOFF WATER WHICH, WHILE NOT EXCEEDING THE CAPACITY OF EXISTING OR PLANNED STORMWATER DRAINAGE SYSTEMS, WILL PROVIDE AN ADDITIONAL SOURCE OF POLLUTED RUNOFF. STORMWATER RUNOFF IS A CONCERN CITY-WIDE AND THE PROJECT MAY HAVE AN IMPACT ON STORMWATER RUNOFF. MITIGATION MEASURES HAVE BEEN INCLUDED THAT MINIMIZE THE IMPACTS OF STORMWATER RUNOFF AND REQUIRES THE PROJECT TO PARTICIPATE IN THE CITY'S STORMWATER MANAGEMENT PROGRAM.	VIII b, VIII c2
f. LESS THAN SIGNIFICANT IMPACT	THE PROJECT MAY CREATE OR CONTRIBUTE TO RUNOFF WATER WHICH, WHILE NOT EXCEEDING THE CAPACITY OF EXISTING OR PLANNED STORMWATER DRAINAGE SYSTEMS, WILL PROVIDE AN ADDITIONAL SOURCE OF POLLUTED RUNOFF. STORMWATER RUNOFF IS A CONCERN CITY-WIDE AND THE PROJECT MAY HAVE AN IMPACT ON STORMWATER RUNOFF. MITIGATION MEASURES HAVE BEEN INCLUDED THAT MINIMIZE THE IMPACTS OF STORMWATER RUNOFF AND REQUIRES THE PROJECT TO PARTICIPATE IN THE CITY'S STORMWATER MANAGEMENT PROGRAM.	
g. NO IMPACT	THE PROPOSED PROJECT SITE IS NOT LOCATED IN A 100-YEAR FLOOD PLAIN AREA.	

Impact?	Explanation	Mitigation Measures
h. NO IMPACT	THE PROPOSED PROJECT SITE IS NOT LOCATED IN A 100-YEAR FLOOD PLAIN AREA.	
i. NO IMPACT	THE PROPOSED PROJECT IS NOT ON A HILLSIDE SITE, NOT LOCATED NEAR OR DOWNSTREAM FROM A LEVEE OR DAM.	
j. NO IMPACT	THE PROPOSED PROJECT IS APPROXIMATELY 12 MILES FROM THE PACIFIC OCEAN. IMPACTS DUE TO SEISMIC-RELATED TIDAL PHENOMENA ARE NOT OF CONCERN AT SUCH A DISTANCE FROM THE COASTLINE AND AT SUCH ELEVATIONS ABOVE SEAL LEVEL. THE PROJECT IS LOCATED IN A FULLY URBANIZED AREA, SURROUNDED BY DEVELOPED PROPERTIES; NO POTENTIAL FOR IMPACTS FROM MUDFLOWS OR INUNDATION BY SEICHE, TSUNAMI HAVE BEEN IDENTIFIED.	

IX. LAND USE AND PLANNING

a. NO IMPACT	THE PROJECT WILL NOT DIVIDE AN ESTABLISHED COMMUNITY.	
b. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE PROJECT WOULD NOT CONFLICT WITH ANY APPLICABLE LAND USE PLAN, POLICY OR REGULATION THOUGH IT INVOLVES A PLAN AMENDMENT AND ZONE CHANGE TO INCREASE THE PERMITTED DENSITY. THE REQUEST IS CONSISTENT WITH CITY POLICIES TO LOCATE NEW DEVELOPMENT IN THE URBAN CORE IN AREAS THAT ARE SERVED BY TRANSIT AND ARE NEAR TODS.	IX a, IX c
c. NO IMPACT	THE PROJECT WILL NOT CONFLICT WITH ANY APPLICABLE HABITAT CONSERVATION PLAN OR NATURAL COMMUNITY CONSERVATION PLAN.	

X. MINERAL RESOURCES

a. LESS THAN SIGNIFICANT IMPACT	THE PROJECT SITE DOES NOT CONTAIN ANY KNOWN MINERAL RESOURCE AND THE PROJECT WILL NOT RESULT IN THE LOSS OF AVAILABILITY OF A KNOWN MINERAL RESOURCE.	
b. LESS THAN SIGNIFICANT IMPACT	THE PROJECT SITE IS NOT DELINEATED ON ANY LOCAL GENERAL PLAN, SPECIFIC PLAN OR OTHER LAND-USE PLAN AS A LOCALLY-IMPORTANT MINERAL RESOURCE RECOVERY SITE.	

Impact?	Explanation	Mitigation Measures
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XI. NOISE			
a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<p>THE PROJECT MAY GENERATE AN INCREASE IN NOISE LEVELS IN THE PROJECT VICINITY ABOVE LEVELS EXISTING WITHOUT THE PROJECT BY LOCATING A 270-UNIT RESIDENTIAL BUILDING ON SITES CURRENTLY DEVELOPED WITH 9 LOW-SCALE RESIDENTIAL BUILDINGS CONTAINING 68 RESIDENTIAL UNITS; 4,788 SQUARE FEET OF RETAIL COMMERCIAL SPACE; 5,304 SQUARE FEET OF OFFICE SPACE; AND A PARKING LOT. HOWEVER, THE INCREASE IN NOISE DUE TO PROJECT IMPLEMENTATION WILL BE LESS THAN SIGNIFICANT AND WILL NOT EXCEED THE NOISE LEVELS ANTICIPATED BY THE COMMUNITY PLAN.</p>	XI a1, XI a2
b.	LESS THAN SIGNIFICANT IMPACT	<p>THE PROJECT WOULD NOT PRODUCE ANY SUBSTANTIAL VIBRATION OR NOISE BEYOND THOSE SHORT-TERM EFFECTS ASSOCIATED WITH CONSTRUCTION. CONSTRUCTION ACTIVITIES ARE SUBJECT TO THE MITIGATION MEASURES LISTED IN THE GEOLOGY AND SOILS SECTION OF THIS DOCUMENT.</p>	
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<p>THE PROJECT MAY GENERATE AN INCREASE IN AMBIENT NOISE LEVELS IN THE PROJECT VICINITY ABOVE LEVELS EXISTING WITHOUT THE PROJECT. MITIGATION MEASURES WILL REDUCE THE IMPACTS TO LESS THAN SIGNIFICANT LEVELS.</p>	XI a1, XI a2
d.	LESS THAN SIGNIFICANT IMPACT	<p>SHORT TERM NOISE IMPACTS WILL OCCUR TO THE OCCUPANTS OF THE SURROUNDING BUILDINGS IN THE VICINITY DURING THE CONSTRUCTION PHASE OF THE PROJECT. THE MITIGATION MEASURES LISTED IN THE GEOLOGY AND SOILS SECTION TO REDUCE NOISE DURING CONSTRUCTION SHOULD BE IMPLEMENTED TO MITIGATE CONSTRUCTION RELATED NOISE. IN ADDITION, THE PROJECT MAY GENERATE AN INCREASE IN AMBIENT NOISE LEVELS IN THE PROJECT VICINITY ABOVE LEVELS EXISTING WITHOUT THE PROJECT.</p>	

Impact?	Explanation	Mitigation Measures
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e.	NO IMPACT	THE PROJECT SITE IS NOT LOCATED WITHIN AN AIRPORT LAND USE PLAN OR WITHIN TWO MILES OF A PUBLIC AIRPORT.	
f.	NO IMPACT	THE PROJECT IS NOT LOCATED IN THE VICINITY OF A PRIVATE AIRSTRIP.	

XII. POPULATION AND HOUSING

a.	LESS THAN SIGNIFICANT IMPACT	THE PROJECT INVOLVES THE CONSTRUCTION OF 270 RESIDENTIAL DWELLING UNITS ON A SITE THAT WAS PREVIOUSLY DEVELOPED. THE GENERAL PLAN LAND USE PERMITS HIGH-MEDIUM DENSITY RESIDENTIAL DEVELOPMENT, AND REQUIRES A PLAN AMENDMENT TO THE GENERAL PLAN LAND USE TO THE REGIONAL CENTER COMMERCIAL DESIGNATION. THE PROJECT SITE HOWEVER IS LOCATED IN THE URBAN CORE AND WILL NOT INDUCE GROWTH OR REQUIRE THE EXTENTION OF ANY NEW ROADS OR OTHER PUBLIC UTILITIES INTO AN UNDEVELOPED AREA.	
b.	NO IMPACT	EXISTING UNITS WILL BE REMOVED AS A RESULT OF THE PROJECT. HOWEVER, THE PROPOSED PROJECT INVOLVES THE CONSTRUCTION OF NEW HOUSING UNITS RESULTING IN A NET NEW HOUSING UNIT COUNT OF 202 UNITS.	
c.	LESS THAN SIGNIFICANT IMPACT	EXISTING UNITS WILL BE REMOVED AS A RESULT OF THE PROJECT. HOWEVER, THE PROPOSED PROJECT INVOLVES THE CONSTRUCTION OF NEW HOUSING UNITS.	

XIII. PUBLIC SERVICES

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE PROJECT MAY NOT BE IN AN AREA WITH ADEQUATE EMERGENCY FIRE SERVICE. MITIGATION MEARSURES WILL REDUCE ANY POTENTIAL IMPACT TO LESS THAN SIGNIFICANT.	XIII a
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	DUE TO THE CONTINUING SHORTAGE IN POLICE STAFFING, THE PROJECT IS BEING REQUIRED TO IMPLEMENT THE POLICE DEPARTMENT'S REQUIREMENTS.	XIII b1

Impact?	Explanation	Mitigation Measures
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c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE PROJECT MAY RESULT IN AN INCREASE IN THE POPULATION OF CHILDREN AND COULD IMPACT THE REQUIREMENT FOR SCHOOLS. THEREFORE, IT IS REQUIRED TO PAY SCHOOL FEES WHICH WILL PROVIDE FUNDS FOR THE DEVELOPMENT OF NEW EDUCATIONAL FACILITIES. MITIGATION MEASURES WILL REDUCE THE IMPACTS TO LESS THAN SIGNIFICANT.	XIII c1, XIII c2
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE PROPOSED PROJECT OF 270 RESIDENTIAL DWELLING UNITS MAY RESULT IN A MARGINAL INCREASE IN DEMAND FOR PARK SERVICES ABOVE LEVELS EXISTING WITHOUT THE PROJECT. THE PROJECT WILL BE REQUIRED TO PAY FEES AS APPROPRIATE TO CONTRIBUTE TO THE DEVELOPMENT OF RECREATION FACILITIES AND OPEN SPACE.	REFER TO MITIGATION MEASURE XIVa
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE PROPERTY MAY BE REQUIRED TO MAKE A DEDICATION OR IMPROVEMENTS TO THE ADJACENT PUBLIC RIGHT- OF- WAYS. THE PROJECT WILL BE SUBJECT TO DEDICATIONS AND IMPROVEMENTS AS REQUIRED BY DOT AND BOE.	XIII e

XIV. RECREATION

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE PROPOSED PROJECT OF 270 RESIDENTIAL DWELLING UNITS MAY RESULT IN A MARGINAL INCREASE IN DEMAND FOR PARK SERVICES ABOVE LEVELS EXISTING WITHOUT THE PROJECT. THE PROJECT WILL BE SUBJECT TO DEDICATIONS AND IMPROVEMENTS AS REQUIRED BY DOT AND BOE.	XIV a
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE PROPOSED PROJECT OF 270 RESIDENTIAL DWELLING UNITS MAY PROVIDE A MARGINAL INCREASE IN DEMAND FOR PARK SERVICES ABOVE LEVELS EXISTING WITHOUT THE PROJECT. THE PROJECT IS NOT BEING REQUIRED TO CONSTRUCT RECREATIONAL FACILITIES THAT MIGHT HAVE AN ADVERSE EFFECT ON THE ENVIRONMENT.	XIV a

XV. TRANSPORTATION/CIRCULATION

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE LOS ANGELES DEPARTMENT OF TRANSPORTATION (LADOT) DETERMINED THAT PROJECT WILL GENERATE 1,935 NET DAILY TRIPS, INCLUDING 137 A.M. PEAK HOUR NET TRIPS AND 57 P.M. PEAK HOUR NET	XV a1
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Impact?	Explanation	Mitigation Measures
	<p>TRIPS. LADOT RECOMMENDS THAT A CONSTRUCTION WORK SITE TRAFFIC CONTROL PLAN BE SUBMITTED TO LADOT FOR REVIEW AND APPROVAL PRIOR TO THE START OF ANY CONSTRUCTION WORK AND RECOMMENDS THAT ALL CONSTRUCTION BE RESTRICTED TO OFF-PEAK HOURS. LADOT RECOMMENDS THE DEVELOPER CONTRIBUTE TOWARDS A NEIGHBORHOOD TRAFFIC MANAGMENT PLAN (NTMP). LADOT WILL DETERMINE THE COST TO COVER THE NTMP. LADOT REQUIRES A SEPARATE REVIEW AND APPROVAL FOR THE DRIVEWAY ACCESS AND CIRCULATION SCHEME. ALSO, IT APPEARS THAT HIGHWAY DEDICATION AND WIDENING MAY BE REQUIRED FOR THE STREETS FRONTING THE PROPOSED PROJECT. THE APPLICANT WILL NEED TO CHECK WITH THE BUREAU OF ENGINEERING FOR STREET WIDENING/HIGHWAY DEDICATION REQUIREMENTS.THE APPLICANT SHALL CONTACT LADOT 'S CITYWIDE PLANNING COORDINATION SECTION FOR SEPARATE REVIEW AND APPROVAL.</p>	
<p>b. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED</p>	<p>THE PROPOSED PROJECT WILL NOT CAUSE AN INCREASE IN TRAFFIC WHICH IS SUBSTANTIAL IN RELATION TO THE EXISTING TRAFFIC LOAD AND CAPACITY OF CATALINA STREET NORTH OF 8TH STREET AND OF JAMES WOOD BLVD EAST OF CATALINA STREET. HOWEVER THERE WILL BE A SIGNIFICANT IMPACT TO KENMORE STREET SOUTH OF 8TH STREET. THE PROPOSED PROJECT AREA WAS EVALUATED AS PART OF A TRAFFIC STUDY COMPLETED BY KATZ, OKITSU AND ASSOCIATES IN MAY 2007("TRAFFIC ANALYSIS"). THE TRAFFIC ANALYSIS SHOWS FUTURE TRAFFIC CONDITIONS ON THE STREETS ADJACENT TO THE PROJECT AND AT FOUR NEARBY INTERSECTIONS WILL CONTINUE TO OPERATE AT THE SAME LOS WITH THE ADDITION OF THE PROPOSED PROJECT.</p>	<p>XV a1</p>

Impact?	Explanation	Mitigation Measures	
c.	NO IMPACT	THE PROPOSED PROJECT WILL NOT RESULT IN ANY CHANGE IN AIR TRAFFIC PATTERNS.	
d.	NO IMPACT	THE PROPOSED PROJECT WILL NOT SUBSTANTIALLY INCREASE HAZARDS TO A DESIGN FEATURE OR INCOMPATIBLE USES. THE PROPOSED PROJECT WILL WIDEN THE EXISTING STREET WIDTH, CREATE NEW SIDEWALKS, AND DECREASE PEDESTRIAN AND VEHICLE HAZARDS BY PROVIDING A NEW SIDEWALK IN FRONT OF THE PROJECT SITE.	
e.	LESS THAN SIGNIFICANT IMPACT	EMERGENCY ACCESS REQUIREMENTS ARE SUBJECT TO THE PROVISIONS OF THE LOS ANGELES MUNICIPAL CODE; NO ISSUES EXIST WHICH WOULD PROHIBIT THE PROJECT FROM COMPLYING WITH THOSE PROVISIONS.	
f.	LESS THAN SIGNIFICANT IMPACT	THE PROPOSED PROJECT WILL NOT RESULT IN INADEQUATE PARKING CAPACITY, AS ALL INDIVIDUAL PROJECTS WILL BE SUBJECT TO LOS ANGELES MUNICIPAL CODE PARKING REQUIREMENTS. THE PROJECT WILL PROVIDE 663 ON-SITE SPACES IN AN ABOVE GRADE PARKING GARAGE ADJACENT TO AND BELOW THE RESIDENTIAL UNITS.	
g.	LESS THAN SIGNIFICANT IMPACT	THE PROPOSED PROJECT WILL NOT CONFLICT WITH ADOPTED POLICIES, PLANS OR PROGRAMS SUPPORTING ALTERNATIVE TRANSPORTATION. THE PROJECT SITE IS LOCATED IN THE URBAN CORE OF THE CITY, IS ACCESSIBLE TO VARIOUS TRANSPORTATION OPTIONS, AND IS LOCATED IN PROXIMITY TO NECESSARY RETAIL, SERVICE AND EMPLOYMENT CENTERS.	
XVI. UTILITIES			
a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE PROPOSED PROJECT MAY CREATE OR CONTRIBUTE ADDITIONAL STORMWATER RUNOFF WHICH WILL PROVIDE AN ADDITIONAL SOURCE OF POLLUTED RUNOFF.	XVI a,b&e

Impact?	Explanation	Mitigation Measures	
b.	LESS THAN SIGNIFICANT IMPACT	THE PROPOSED PROJECT WILL NOT REQUIRE OR RESULT IN THE CONSTRUCTION OF NEW WATER OR WASTEWATER TREATMENT FACILITIES. THE PROPOSED PROJECT WILL CREATE AN INCREMENTAL DEMAND ON WATER FACILITIES, AND WILL CONTRIBUTE ADDITIONAL WASTEWATER TO THE EXISTING WASTEWATER FACILITIES.	
c.	LESS THAN SIGNIFICANT IMPACT	THE PROPOSED PROJECT MAY REQUIRE OR RESULT IN THE CONSTRUCTION OF NEW STORMWATER DRAINAGE FACILITIES OR THE EXPANSION OF EXISTING FACILITIES. HOWEVER, STORMWATER RUNOFF IS A CONCERN CITY-WIDE AND THE PROJECT MAY HAVE AN IMPACT ON STORMWATER RUNOFF. MITIGATION HAS BEEN INCLUDED TO REQUIRE THE PROJECT TO PARTICIPATE IN THE CITY'S STORMWATER MANAGEMENT PROGRAM.	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE PROPOSED PROJECT WILL CREATE A MINOR INCREMENTAL DEMAND ON THE WATER SUPPLY AND MAY REQUIRE NEW OR EXPANDED WATER ENTITLEMENTS. IN ADDITION, MAINTENANCE OF LANDSCAPING MAY INCREASE DEMAND ON LIMITED WATER RESOURCES.	XVI d
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE PROPOSED PROJECT WILL CREATE A MINOR INCREMENTAL IMPACT ON THE WASTEWATER TREATMENT SYSTEM AND MAY REQUIRE NEW OR EXPANDED CAPACITY.	XVI e
f.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE PROJECT WILL RESULT IN INCREASED WASTE GENERATION.	XVI f
g.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE PROJECT IS REQUIRED TO IMPLEMENT A RECYCLING PROGRAM. (REFER TO MITIGATION MEASURE XVI F.)	XVI f
XVII. MANDATORY FINDINGS OF SIGNIFICANCE			
a.	NO IMPACT	THE PROPOSED PROJECT WILL NOT SUBSTANTIALLY DEGRADE ENVIRONMENTAL QUALITY, SUBSTANTIALLY REDUCE FISH OR WILDLIFE HABITAT, CAUSE A FISH OR WILDLIFE POPULATION TO DROP BELOW SELF-SUSTAINING LEVELS, THREATEN TO ELIMINATE A PLANT OR ANIMAL COMMUNITY, REDUCE	

Impact?	Explanation	Mitigation Measures
	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. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	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 LEVEL OF INSIGNIFICANCE BY IMPOSING THE ABOVE MITIGATION MEASURES.	XVII b
c. LESS THAN SIGNIFICANT IMPACT	THE PROPOSED PROJECT DOES NOT HAVE ENVIRONMENTAL EFFECTS WHICH CAUSE SUBSTANTIAL ADVERSE EFFECTS ON HUMAN BEINGS, EITHER DIRECTLY OR INDIRECTLY.	