

10/26/12
 05-12-310

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 1
--	------------------------------

PROJECT TITLE ENV-2012-83-MND	CASE NO. ZA-2012-1216-ZAA
---	-------------------------------------

PROJECT LOCATION
 904 W 20TH ST

PROJECT DESCRIPTION
 A Zoning Administrator's Adjustment to permit a 5-foot 2-inch rear yard in the PF Zone; Site Plan Review for a joint public/private development; and a Certificate of Compatibility in the University Park Historic Preservation Overlay Zone on a lot designated as a non-contributing element; all in conjunction with a 29 unit, six building, 2 and 3 story apartment complex designed for low income tenants with a community room. Underground parking provides 32 resident parking spaces and 40 spaces for teachers at Norwood Elementary School. All on a 32,324 square foot lot in the PF-1-O-HPOZ Zone.

NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY
 Tyler Monroe Thomas Safran & Associates
 11812 San Vicente Boulevard, Suite 600
 Los Angeles, CA 90049


FINDING:
 The City Planning Department of the City of Los Angeles has Proposed that a mitigated negative declaration be adopted for this project because the mitigation measure(s) outlined on the attached page(s) will reduce any potential significant adverse effects to a level of insignificance
 (CONTINUED ON PAGE 2)

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

Any written comments received during the public review period are attached together with the response of the Lead City Agency. The project decision-maker may adopt the mitigated negative declaration, amend it, or require preparation of an EIR. Any changes made should be supported by substantial evidence in the record and appropriate findings made.

THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.

NAME OF PERSON PREPARING THIS FORM	TITLE	TELEPHONE NUMBER
MICHAEL O'BRIEN	City Planning Associate	(213) 978-1346

ADDRESS	SIGNATURE (Official)	DATE
200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA. 90012		10-18-2012

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

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

V-10. Cultural Resources (Designated Historic-Cultural Resource)

- Environmental impacts may result from project implementation due to impacts on a City designated Historic-Cultural Monument located on the project site. However, the potential impact will be mitigated to a less than significant level through compliance with the Secretary of the Interior's Standards for Historical Resources by the following measures:
- Comply with the University Park Historic Preservation Overlay Zone Preservation Plan.

V-20. Cultural Resources (Archaeological)

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

V-30. Cultural Resources (Paleontological)

- Environmental impacts may result from project implementation due to discovery of unrecorded paleontological resources. However, the potential impacts will be mitigated to a less than significant level by the following measures:
- If any paleontological materials are encountered during the course of project development, all further development activities shall halt and:
- a. The services of a paleontologist shall then be secured by contacting the Center for Public Paleontology - USC, UCLA, California State University Los Angeles, California State University Long Beach, or the Los Angeles County Natural History Museum - who shall assess the discovered material(s) and prepare a survey, study or report evaluating the impact.
- b. The paleontologist's survey, study or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource.
- c. The applicant shall comply with the recommendations of the evaluating paleontologist, as contained in the survey, study or report.

- d. Project development activities may resume once copies of the paleontological survey, study or report are submitted to the Los Angeles County Natural History Museum.
- Prior to the issuance of any building permit, the applicant shall submit a letter to the case file indicating what, if any, paleontological reports have been submitted, or a statement indicating that no material was discovered.
- A covenant and agreement binding the applicant to this condition shall be recorded prior to issuance of a grading permit.

V-40. Cultural Resources (Human Remains)

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

VI-10. Seismic

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

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

- Short-term erosion impacts may result from the construction of the proposed project. However, these impacts can be mitigated to a less than significant level by the following measures:
- The applicant shall provide a staked signage at the site with a minimum of 3-inch lettering containing contact information for the Senior Street Use Inspector (Department of Public Works), the Senior Grading Inspector (LADBS) and the hauling or general contractor.
- Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. All grading activities require grading permits from the Department of Building and Safety. Additional provisions are required for grading activities within Hillside areas. The application of BMPs includes but is not limited to the following mitigation measures:
 - a. Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), diversion dikes shall be constructed to channel runoff around the site. Channels shall be lined with grass or roughened pavement to reduce runoff velocity.
 - b. Stockpiles, excavated, and exposed soil shall be covered with secured tarps, plastic sheeting, erosion control fabrics, or treated with a bio-degradable soil stabilizer.

VII-10. Green House Gas Emissions

- The project will result in impacts resulting in increased green house gas emissions. However, the impact can be reduced to a less than significant level though compliance with the following measure(s):
- Only low- and non-VOC-containing paints, sealants, adhesives, and solvents shall be utilized in the construction of the project.
- Mitigations for the release of greenhouse gases are also mitigations for such impacts as airborne particulates during demolition of the existing structure and site grading. Such mitigations are included under their respective headings.

VIII-20. 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 less than significant level by the following measures:
- All commercial, industrial, and institutional buildings shall be provided with an approved Methane Control System, which shall include these minimum requirements; a vent system and gas-detection system which shall be installed in the basements or the lowest floor level on grade, and within underfloor space of buildings with raised foundations. The gas-detection system shall be designed to automatically activate the vent system when an action level equal to 25% of the Lower Explosive Limit (LEL) methane concentration is detected within those areas.
- All commercial, industrial, institutional and multiple residential buildings covering over 50,000 square feet of lot area or with more than one level of basement shall be independently analyzed by a qualified engineer, as defined in Section 91.7102 of the Municipal Code, hired by the building owner. The engineer shall investigate and recommend mitigation measures which will prevent or retard potential methane gas seepage into the building. In addition to the other items listed in this section, the owner shall implement the engineer's design recommendations subject to Department of Building and Safety and Fire Department approval.
- 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.

XII-20. Increased Noise Levels (Demolition, Grading, and Construction Activities)

-
- 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.
- Demolition and construction 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.

XII-40. 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 less than significant level 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.

XII-230. Increased Noise Levels

- Environmental impacts to the adjacent residential properties may result due to noise generated on the site. However, this potential impact will be mitigated to a less than significant level by the following measure:
- Construction activities shall be performed as far away from Oak Street as possible, and construction vehicles shall not use Oak Street to access the Project site.

XVI-40. Safety Hazards

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

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 1 - ED P. REYES	DATE: 10/10/2012
RESPONSIBLE AGENCIES: Department of City Planning		
ENVIRONMENTAL CASE: ENV-2012-83-MND	RELATED CASES: ZA-2012-1216-ZAA	
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: ENVIRONMENTAL ASSESSMENT FORM SUBMITTAL FOR NEW 29 UNIT AFFORDABLE HOUSING PROJECT.		
ENV PROJECT DESCRIPTION: A Zoning Administrator's Adjustment to permit a 5-foot 2-inch rear yard in the PF Zone; Site Plan Review for a joint public/private development; and a Certificate of Compatibility in the University Park Historic Preservation Overlay Zone on a lot designated as a non-contributing element; all in conjunction with a 29 unit, six building, 2 and 3 story apartment complex designed for low income tenants with a community room. Underground parking provides 32 resident parking spaces and 40 spaces for teachers at Norwood Elementary School. All on a 32,324 square foot lot in the PF-1-O-HPOZ Zone.		
ENVIRONMENTAL SETTINGS: Properties to the north are zoned RD1.5-1-HPOZ and are improved with a mix of single family dwellings and small apartment buildings. Properties to the east, across 20th Street, are zoned R3-1-HPOZ and are improved with a surface parking lot. Properties to the south, across Oak Street, are zoned PF-1-O-HPOZ, and are improved with Norwood Elementary School. Properties to the west, across 21st Street, are zoned RD1.5-1-HPOZ and are improved with a mix of single family dwellings and small apartment buildings.		
PROJECT LOCATION: 904 W 20TH ST		
COMMUNITY PLAN AREA: SOUTH LOS ANGELES STATUS: <input checked="" type="checkbox"/> Does Conform to Plan <input type="checkbox"/> Does NOT Conform to Plan	AREA PLANNING COMMISSION: SOUTH LOS ANGELES	CERTIFIED NEIGHBORHOOD COUNCIL: EMPOWERMENT CONGRESS NORTH AREA
EXISTING ZONING: PF-1-O-HPOZ	MAX. DENSITY/INTENSITY ALLOWED BY ZONING: n/a	
GENERAL PLAN LAND USE: PUBLIC FACILITIES	MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION: n/a	LA River Adjacent: NO
	PROPOSED PROJECT DENSITY: 39.6 units/Acre	

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 Associate

(213) 978-1346

Signature

Title

Phone

Evaluation Of Environmental Impacts:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of a mitigation measure has reduced an effect from "Potentially Significant Impact" to "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR, or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

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

Environmental Factors Potentially Affected:

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

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

INITIAL STUDY CHECKLIST (To be completed by the Lead City Agency)	
<i>Background</i>	
PROPONENT NAME: Tyler Monroe Thomas Safran & Associates	PHONE NUMBER: (310) 802-4888
APPLICANT ADDRESS: 11812 San Vicente Boulevard, Suite 600 Los Angeles, CA 90049	
AGENCY REQUIRING CHECKLIST: Department of City Planning	DATE SUBMITTED: 01/12/2012
PROPOSAL NAME (if Applicable):	

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
--------------------------------	--	------------------------------	-----------

I. AESTHETICS			
a.	Have a substantial adverse effect on a scenic vista?		✓
b.	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?		✓
c.	Substantially degrade the existing visual character or quality of the site and its surroundings?		✓
d.	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		✓
II. AGRICULTURE AND FOREST RESOURCES			
a.	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?		✓
b.	Conflict with existing zoning for agricultural use, or a Williamson Act contract?		✓
c.	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?		✓
d.	Result in the loss of forest land or conversion of forest land to non-forest use?		✓
e.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?		✓
III. AIR QUALITY			
a.	Conflict with or obstruct implementation of the applicable air quality plan?		✓
b.	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?		✓
c.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?		✓
d.	Expose sensitive receptors to substantial pollutant concentrations?	✓	
e.	Create objectionable odors affecting a substantial number of people?		✓
IV. BIOLOGICAL RESOURCES			
a.	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		✓
b.	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?		✓
c.	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?		✓
d.	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?		✓
e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		✓
f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?		✓
V. CULTURAL RESOURCES			

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
--------------------------------	--	------------------------------	-----------

a.	Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?		✓		
b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?		✓		
c.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		✓		
d.	Disturb any human remains, including those interred outside of formal cemeteries?		✓		

VI. GEOLOGY AND SOILS

a.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			✓	
b.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Strong seismic ground shaking?		✓		
c.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Seismic-related ground failure, including liquefaction?				✓
d.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Landslides?				✓
e.	Result in substantial soil erosion or the loss of topsoil?		✓		
f.	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				✓
g.	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				✓
h.	Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				✓

VII. GREEN HOUSE GAS EMISSIONS

a.	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?		✓		
b.	Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				✓

VIII. HAZARDS AND HAZARDOUS MATERIALS

a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				✓
b.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				✓
c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?		✓		
d.	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				✓
e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				✓
f.	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				✓
g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				✓

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
--------------------------------	--	------------------------------	-----------

h.	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				✓
IX. HYDROLOGY AND WATER QUALITY					
a.	Violate any water quality standards or waste discharge requirements?				✓
b.	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				✓
c.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			✓	
d.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			✓	
e.	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			✓	
f.	Otherwise substantially degrade water quality?				✓
g.	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				✓
h.	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				✓
i.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				✓
j.	Inundation by seiche, tsunami, or mudflow?				✓
X. LAND USE AND PLANNING					
a.	Physically divide an established community?				✓
b.	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				✓
c.	Conflict with any applicable habitat conservation plan or natural community conservation plan?				✓
XI. MINERAL RESOURCES					
a.	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				✓
b.	Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				✓
XII. NOISE					
a.	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		✓		
b.	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?		✓		
c.	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				✓
d.	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		✓		

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
--------------------------------	--	------------------------------	-----------

e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				✓
f.	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				✓
XIII. POPULATION AND HOUSING					
a.	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				✓
b.	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				✓
c.	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				✓
XIV. PUBLIC SERVICES					
a.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Fire protection?			✓	
b.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Police protection?			✓	
c.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Schools?			✓	
d.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Parks?			✓	
e.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Other public facilities?				✓
XV. RECREATION					
a.	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			✓	
b.	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				✓
XVI. TRANSPORTATION/TRAFFIC					
a.	Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				✓

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
--------------------------------	--	------------------------------	-----------

b.	Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?				✓
c.	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				✓
d.	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?		✓		
e.	Result in inadequate emergency access?				✓
f.	Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				✓
XVII. UTILITIES AND SERVICE SYSTEMS					
a.	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			✓	
b.	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			✓	
c.	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				✓
d.	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			✓	
e.	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			✓	
f.	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			✓	
g.	Comply with federal, state, and local statutes and regulations related to solid waste?				✓
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE					
a.	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				✓
b.	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?				✓
c.	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				✓

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

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

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

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

The project as identified in the project description may cause potentially significant impacts on the environment without mitigation. Therefore, this environmental analysis concludes that a Mitigated Negative Declaration shall be issued to avoid and mitigate all potential adverse impacts on the environment by the imposition of mitigation measures and/or conditions contained and expressed in this document; the environmental case file known as **ENV-2012-83-MND** and the associated case(s), **ZA-2012-1216-ZAA**. 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:
MICHAEL OBRIEN	City Planning Associate	(213) 978-1346	10/18/2012

Impact?	Explanation	Mitigation Measures
---------	-------------	---------------------

APPENDIX A: ENVIRONMENTAL IMPACTS EXPLANATION TABLE

I. AESTHETICS		
a.	NO IMPACT	Since there are no scenic vistas in the area, the Project will not have any impact.
b.	NO IMPACT	Since there are no scenic resources in the area, the Project will not have any impact.
c.	NO IMPACT	Since the Project is an infill Project among other like developments, it will not substantially degrade the existing visual character.
d.	NO IMPACT	Since the Project is an infill Project among other like developments, there will be no substantial increase in light or glare.
II. AGRICULTURE AND FOREST RESOURCES		
a.	NO IMPACT	Since the Project is not located in prime farmland, there will be no impact.
b.	NO IMPACT	Since the Project site is not zoned for agricultural use, there will be no impact.
c.	NO IMPACT	Since the Project is not located in forest land, there will be no impact.
d.	NO IMPACT	Since the Project is not located in forest land, there will be no impact.
e.	NO IMPACT	Since the Project is not located in farmland, there will be no impact.
III. AIR QUALITY		
a.	NO IMPACT	Since the number of vehicles utilizing the proposed Project is substantially less than the number of vehicles currently utilizing the existing parking lot, vehicular emissions will decrease, and there will be no impact on air quality plans.
b.	NO IMPACT	Since the number of vehicles utilizing the proposed Project is substantially less than the number of vehicles currently utilizing the existing parking lot, vehicular emissions will decrease, and there will be no impact on air quality violations.
c.	NO IMPACT	Since the number of vehicles utilizing the proposed Project is substantially less than the number of vehicles currently utilizing the existing parking lot, vehicular emissions will decrease, and there will be no impact on criteria pollutants.

Impact?	Explanation	Mitigation Measures	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Demolition of the parking lot, excavation for utilities, and construction of the Project could potential expose sensitive receptors (Norwood Elementary School) to substantial pollutant concentrations.	III-10 Application of the proposed mitigation measures will reduce the potential impacts to insignificance.
e.	NO IMPACT	Since the Project will not generate any objectionable odors, it will not affect a substantial number of people.	
IV. BIOLOGICAL RESOURCES			
a.	NO IMPACT	Since the site is built-up urban land, the Project will have no impact on biological resources.	
b.	NO IMPACT	Since the site is built-up urban land, the Project will have no impact on riparian resources.	
c.	NO IMPACT	Since the site is built-up urban land, the Project will have no impact on wetlands.	
d.	NO IMPACT	Since the site is built-up urban land, the Project will have no impact on the movement of native species.	
e.	NO IMPACT	Since there are no protected trees on the site, the Project will have no impact protected trees.	
f.	NO IMPACT	Since the Project is not located within a Habitat Conservation Plan, there will be no impact.	
V. CULTURAL RESOURCES			
a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Since the Project is proposed as infill in the University Park Historic Preservation Overlay Zone, it could potentially have a significant impact on the HPOZ.	V-10 Application of the proposed mitigation measures will reduce the potential impacts to insignificance.
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Since the Project will involve removing the existing asphalt parking lot, and excavating for an underground parking garage, there is the potential for uncovering archaeological resources.	V-20 Application of the proposed mitigation measures will reduce the potential impacts to insignificance.
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Since the Project will involve removing the existing asphalt parking lot, and excavating for an underground parking garage, there is the potential for uncovering paleontological resources.	V-30 Application of the proposed mitigation measures will reduce the potential impacts to insignificance.
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Since the Project will involve removing the existing asphalt parking lot, and excavating for an underground parking garage, there is the potential for uncovering human remains.	V-40 Application of the proposed mitigation measures will reduce the potential impacts to insignificance.
VI. GEOLOGY AND SOILS			

Impact?	Explanation	Mitigation Measures	
a.	LESS THAN SIGNIFICANT IMPACT	Although the Project is not located in an Alquist-Priolo Zone, it is located in the Los Angeles Basin, which is prone to seismic shaking. However, the impact will be less than significant, given the Project's location.	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Although the Project is not located in a known hazard zone, it is located in the Los Angeles Basin, which is prone to seismic shaking.	VI-10 Application of the proposed mitigation measures will reduce the potential impacts to insignificance.
c.	NO IMPACT	Since the Project is located in a Liquefaction Area, there could potentially be significant impact.	
d.	NO IMPACT	Since the Project is not located in a landslide hazard area, there will be no impact.	
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Since the Project involves removal of an asphalt parking lot, and excavation for an underground parking garage, there is the potential for significant soil erosion.	VI-20 Application of the proposed mitigation measures will reduce the potential impacts to insignificance.
f.	NO IMPACT	Since the Project is not located in an area of unstable soil, there will be no impact.	
g.	NO IMPACT	Since the Project is not located in an area of expansive soil, there will be no impact.	
h.	NO IMPACT	Since the Project will not use septic tanks, but will be connected to the city's sanitary sewer system, there will be no impact.	
VII. GREEN HOUSE GAS EMISSIONS			
a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Construction of the Project could potentially release significant amounts of greenhouse gases during the demolition of the existing parking lot, site grading activities, and operation of the new dwelling units.	VII-10 Application of the proposed mitigation measures will reduce the potential impacts to insignificance.
b.	NO IMPACT	Since any generation of greenhouse gas emissions will be mitigated, it will not conflict with any plan regulating them.	
VIII. HAZARDS AND HAZARDOUS MATERIALS			
a.	NO IMPACT	Since the Project involves no hazardous materials, there will be no impact.	
b.	NO IMPACT	Since the Project involves no hazardous materials, there will be no impact.	
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Since Norwood Elementary School is directly across Oak Street from the Project site, and since they are located in a methane zone, there is the potential for the release of hazardous methane during construction, and during occupancy of the new dwelling units.	VIII-20 Application of the proposed mitigation measures will reduce the potential impacts to insignificance.

Impact?	Explanation	Mitigation Measures	
d.	NO IMPACT	Since the Project is not located on a hazardous materials site, there will be no impact.	
e.	NO IMPACT	Since the Project is not located in an airport land use plan area, there will be no impact.	
f.	NO IMPACT	Since the Project is not located in the vicinity of a private airstrip, there will be no impact.	
g.	NO IMPACT	Since the Project will not impair an emergency response plan, there will be no impact.	
h.	NO IMPACT	Since the Project is not located in an area subject to wildland fires, there will be no impact.	
IX. HYDROLOGY AND WATER QUALITY			
a.	NO IMPACT	Since the Project will not violate any water quality of waste discharge standards, there will be no impact.	
b.	NO IMPACT	Since the Project will not deplete groundwater supplies or interfere with aquifer recharge, it will have no impact. The Project proposes to remove an impervious covering on the site and replacing it with some landscaping, thereby potentially increasing groundwater recharge.	
c.	LESS THAN SIGNIFICANT IMPACT	At the present time, all drainage on the site flows off the site into the storm sewers. Construction of the Project involves replacing the existing impervious cover with some landscaping, and therefor the drainage pattern of the site will reduce the amount of off-site drainage, and will have a favorable impact.	
d.	LESS THAN SIGNIFICANT IMPACT	There is no watercourse on the site. In addition, at the present time, all drainage on the site flows off the site into the storm sewers. Construction of the Project involves replacing the existing impervious cover with some landscaping, and therefor the drainage pattern of the site will reduce the amount of off-site drainage, and will have a favorable impact.	
e.	LESS THAN SIGNIFICANT IMPACT	At the present time, all drainage on the site flows off the site into the storm sewers. Construction of the Project involves replacing the existing impervious cover with some landscaping, and therefor the drainage pattern of the site will reduce the amount of off-site drainage, and will have a favorable	

Impact?	Explanation	Mitigation Measures
	impact.	
f. NO IMPACT	Since the Project will not substantially degrade water quality, it will have no impact.	
g. NO IMPACT	Since the Project is not within a 100 year flood zone, there will be no impact.	
h. NO IMPACT	Since the Project is not within a 100 year flood zone, there will be no impact.	
i. NO IMPACT	Since the Project is not downstream from any dam, there will be no impact.	
j. NO IMPACT	Since the Project is not located in a tsunami area, there will be no impact.	
X. LAND USE AND PLANNING		
a. NO IMPACT	Since the Project will not physically divide an established community, there will be no impact.	
b. NO IMPACT	Since the Project will not conflict with any applicable land use plan, there will be no impact.	
c. NO IMPACT	Since the Project is not located within any habitat conservation plan or community conservation plan, there will be no impact.	
XI. MINERAL RESOURCES		
a. NO IMPACT	Since the Project is not located with an area of known mineral resources, there will be no impact.	
b. NO IMPACT	Since the Project is not located with an area of known mineral resources, there will be no impact.	
XII. NOISE		
a. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Since construction activities could exceed established noise regulations, there could potentially be a significant impact, especially on Norwood Elementary School, located across Oak Street from the Project.	XII-20, XII-40 Application of the proposed mitigation measures will reduce the potential impacts to insignificance.
b. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Since construction activities could generate significant groundborne vibrations, there could potentially be a significant impact, especially on Norwood Elementary School, located across oak Street from the Project..	XII-230 Application of the proposed mitigation measures will reduce the potential impacts to insignificance.
c. NO IMPACT	Since the amount of parking proposed in the Project is less than the amount of parking currently on the site, there will be a net reduction in sound from parking activities. Since the targeted tenants of the project are low income tenants, who tend to have lower car usage than higher income persons, there will be less automobile usage from the low income tenants, and in relation to the amount of	

Impact?	Explanation	Mitigation Measures
---------	-------------	---------------------

		parking currently on the site, there will be a net reduction in sound from parking activities.	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Construction activities could potentially increase the amount of sound emanating from the site, and especially could potentially impact Norwood Elementary School across Oak Street.	XII-20 Application of the proposed mitigation measures will reduce the potential impacts to insignificance.
e.	NO IMPACT	Since the Project is not located within an airport land use plan, there will be no impact.	
f.	NO IMPACT	Since the Project is not within the vicinity of a private airstrip, there will be no impact.	

XIII. POPULATION AND HOUSING

a.	NO IMPACT	Since the Project will not induce any population growth, there will be no impact.	
b.	NO IMPACT	Since the Project will not displace any housing, there will be no impact.	
c.	NO IMPACT	Since the Project will not displace any people, there will be no impact.	

XIV. PUBLIC SERVICES

a.	LESS THAN SIGNIFICANT IMPACT	The proposed 29 unit building will generate increased demand for fire protection services over that currently generated by the existing parking lot. However, this demand will not be significant.	
b.	LESS THAN SIGNIFICANT IMPACT	The proposed 29 unit building will generate increased demand for police services over that currently generated by the existing parking lot. However, this demand will not be significant.	
c.	LESS THAN SIGNIFICANT IMPACT	The proposed 29 unit building will generate increased demand for schools over that currently generated by the existing parking lot. However, this demand will not be significant.	
d.	LESS THAN SIGNIFICANT IMPACT	The proposed 29 unit building will generate increased demand for parks over that currently generated by the existing parking lot. However, this demand will not be significant.	
e.	NO IMPACT	The proposed 29 unit building will generate increased demand for other public services over that currently generated by the existing parking lot. However, this demand will be so minor as to create no impact.	

XV. RECREATION

Impact?	Explanation	Mitigation Measures	
a.	LESS THAN SIGNIFICANT IMPACT	The proposed 29 unit building will generate increased demand for parks over that currently generated by the existing parking lot. However, this demand will not be significant.	
b.	NO IMPACT	Since the proposed Project will not contain significant recreational facilities, there will be no impact.	
XVI. TRANSPORTATION/TRAFFIC			
a.	NO IMPACT	Since the Project will not conflict with any applicable transportation plan, there will be no impact.	
b.	NO IMPACT	Since the Project will not conflict with any congestion management plan, there will be no impact.	
c.	NO IMPACT	Since the Project will not change any air traffic patterns, there will be no impact.	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Since the Project will contain new driveways, and since the Project is directly adjacent to Norwood Elementary School, potentially hazardous design features could potentially be constructed.	XVI-40 Application of the proposed mitigation measures will reduce the potential impacts to insignificance.
e.	NO IMPACT	Since the Project will not impair any emergency access, there will be no impact.	
f.	NO IMPACT	Since the Project will not conflict with any plan for non-auto related transportation modalities, there will be no impact.	
XVII. UTILITIES AND SERVICE SYSTEMS			
a.	LESS THAN SIGNIFICANT IMPACT	Although construction of the Project will generate more wastewater than is currently generated on the site, the amount generated will be less than significant.	
b.	LESS THAN SIGNIFICANT IMPACT	Although construction of the Project will generate more wastewater than is currently generated on the site, the amount generated will be less than significant.	
c.	NO IMPACT	Since construction of the Project will result in less stormwater runoff that exists with the current site conditions, there will be no impact.	
d.	LESS THAN SIGNIFICANT IMPACT	Although construction of the Project will generate more demand for water than is currently generated on the site, the amount generated will be less than significant.	
e.	LESS THAN SIGNIFICANT IMPACT	Although construction of the Project will generate more wastewater than is currently generated on the site, the amount generated will be less than significant.	

Impact?	Explanation	Mitigation Measures
---------	-------------	---------------------

f.	LESS THAN SIGNIFICANT IMPACT	Although construction of the Project will generate more landfill waste than is currently generated on the site, the amount generated will be less than significant.	
g.	NO IMPACT	Since the Project will comply with federal, state and local regulations concerning solid waste, there will be no impact.	

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

a.	NO IMPACT	Since the Project will not substantially degrade the environment, or reduce the habitat of fish and wildlife, or harm an historic resource, there will be no impact.	
b.	NO IMPACT	Since all similar Projects have had and will have their impacts mitigated to insignificance, there will be no impact.	
c.	NO IMPACT	Since the Project will have no substantial adverse impacts on human beings, there will be no impact.	