

Filed on 2/14/14

EXHIBIT 4

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
CD 6 - NURY MARTINEZ

PROJECT TITLE
ENV-2013-3468-MND

CASE NO.
APCSV-2013-3467-ZC-ZV-ZAA, VTT-72510

PROJECT LOCATION
17320, 17330, and 17344 West Vanowen Street, 6738 North Andasol Avenue

PROJECT DESCRIPTION
The demolition of three single-family residences, associated structures, and removal of 44 trees including six protected trees, for the use and construction of 26 two-story single-family residential dwellings on individual lots, on a combined 107,108 net square-foot site after dedication. Entitlements requested include: 1. A Zone Change from RA-1 (Suburban Zone) to (T)(Q)RD3-1 (Residential Density Multiple Dwelling Zone) and (T)(Q)R1-1.; 2. A Zone Variance to allow access from a less restrictive zone (RD3-1 Zone) to a more restrictive zone (R1-1 Zone) permitting guest parking and common driveway access across the site; 3. Zone Variances, to permit construction of the small lots prior to recordation of the final tract map, to allow zero square feet open space for each dwelling unit in lieu of 175 square feet for dwelling having more than three habitable rooms; 4. To permit construction of the small lots prior to recordation of the final tract map, adjustments: (a.) To allow a minimum separation between buildings of approximately 8 feet in lieu of 10 feet required and (b.) To permit a minimum 5-foot side yards along the east and west property lines in lieu of the 10-foot required; and, 5. A vesting tentative tract map to permit the merger of four lots and resubdivision into 26 lots for the construction of 24 single-family dwellings with 48 resident parking spaces and 7 guest parking spaces in the proposed (T)(Q)RD3-1 Zone on a 89,100 net square-foot site after dedication pursuant to Ordinance No. 176,354 (small lot subdivision) and two single-family dwelling on a 18,008 square-foot flag lot site in the proposed (T)(Q)R1-1 Zone.

NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY
Albor Properties III, LP; attn: Eric Borstein
12301 Wilshire Boulevard, Suite 302
Los Angeles, CA 90025


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
SARAH HOUNSELL	City Planning Associate	(818) 374-9909

ADDRESS	SIGNATURE (Official)	DATE
200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA. 90012		3/12/2014

I-20. Aesthetics (Landscape Buffer)

- Environmental impacts to adjacent residential properties may result due to the proposed use on the site. However, the potential impact will be mitigated to a less than significant level by the following measures:
- A minimum five-foot wide landscape buffer shall be planted adjacent to the residential use.

I-110. Aesthetics (Signage on Construction Barriers)

- 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 less than significant level by the following measures:
- The applicant shall affix or paint a plainly visible sign, on publically accessible portions of the construction barriers, with the following language: "POST NO BILLS".
- Such language shall appear at intervals of no less than 25 feet along the length of the publically accessible portions of the barrier.
- The applicant shall be responsible for maintaining the visibility of the required signage and for maintaining the construction barrier free and clear of any unauthorized signs within 48 hours of occurrence.

I-120. Aesthetics (Light)

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

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

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

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

- The project will result in the removal of vegetation and disturbances to the ground and therefore may result in take of nesting native bird species. Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R Section 10.13). Sections 3503, 3503.5 and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA).
- Proposed project activities (including disturbances to native and non-native vegetation, structures and substrates) should take place outside of the breeding bird season which generally runs from March 1- August 31 (as early as February 1 for raptors) to avoid take (including disturbances which would cause abandonment of active nests containing eggs and/or young). Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86).
- If project activities cannot feasibly avoid the breeding bird season, beginning thirty days prior to the disturbance of suitable nesting habitat, the applicant shall:
- Arrange for weekly bird surveys to detect any protected native birds in the habitat to be removed and any other such habitat within properties adjacent to the project site, as access to adjacent areas allows. The surveys shall be conducted by a qualified biologist with experience in conducting breeding bird surveys. The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of clearance/construction work.
- If a protected native bird is found, the applicant shall delay all clearance/construction disturbance activities within 300 feet of suitable nesting habitat for the observed protected bird species until August 31.

- Alternatively, the Qualified Biologist could continue the surveys in order to locate any nests. If an active nest is located, clearing and construction within 300 feet of the nest or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and when there is no evidence of a second attempt at nesting. The buffer zone from the nest shall be established in the field with flagging and stakes. Construction personnel shall be instructed on the sensitivity of the area.
- The applicant shall record the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds. Such record shall be submitted and received into the case file for the associated discretionary action permitting the project.

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

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

IV-80. Tree Removal (Locally Protected Species)

- Environmental impacts may result due to the loss of protected trees on the site. However, these potential impacts will be mitigated to less than significant level by the following measures:
- All protected tree removals require approval from the Board of Public Works.
- A Tree Report shall be submitted to the Urban Forestry Division of the Bureau of Street Services, Department of Public Works, for review and approval (213-847-3077), prior to implementation of the Report's recommended measures.
- A minimum of two trees (a minimum of 48-inch box in size if available) shall be planted for each protected tree that is removed. The canopy of the replacement trees, at the time they are planted, shall be in proportion to the canopies of the protected tree(s) removed and shall be to the satisfaction of the Urban Forestry Division.
- The location of trees planted for the purposes of replacing a removed protected tree shall be clearly indicated on the required landscape plan, which shall also indicate the replacement tree species and further contain the phrase "Replacement Tree" in its description.
- Bonding (Tree Survival):
 - a. The applicant shall post a cash bond or other assurances acceptable to the Bureau of Engineering in consultation with the Urban Forestry Division and the decision maker guaranteeing the survival of trees required to be maintained, replaced or relocated in such a fashion as to assure the existence of continuously living trees for a minimum of three years from the date that the bond is posted or from the date such trees are replaced or relocated, whichever is longer. Any change of ownership shall require that the new owner post a new oak tree bond to the satisfaction of the Bureau of Engineering. Subsequently, the original owner's oak tree bond may be exonerated.
 - b. The City Engineer shall use the provisions of Section 17.08 as its procedural guide in satisfaction of said bond requirements and processing. Prior to exoneration of the bond, the owner of the property shall provide evidence satisfactory to the City Engineer and Urban Forestry Division that the oak trees were properly replaced, the date of the replacement and the survival of the replacement trees for a period of three years.

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.

VI-70. Liquefaction Area

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

VII-10. Green House Gas Emissions

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

VIII-10. Explosion/Release (Existing Toxic/Hazardous Construction Materials)

- Due to the age of the building(s) being demolished, toxic and/or hazardous construction materials may be located in the structure(s). Exposure to such materials during demolition or construction activities could be hazardous to the health of the demolition workers, as well as area residents, employees, and future occupants. However, these impacts can be mitigated to a less than significant level by the following measure:
- **(Asbestos)** Prior to the issuance of any permit for the demolition or alteration of the existing structure(s), the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant indicating that no Asbestos-Containing Materials (ACM) are present in the building. If ACMs 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 applicable State and Federal rules and regulations.
- **(Lead Paint)** Prior to issuance of any permit for the 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.

X-60. Land Use/Planning

- The project will result in land use and/or planning impact(s). However, the impact(s) can be reduced to a less than significant level through compliance with the following measure(s):
- An air filtration system shall be installed and maintained with filters meeting or exceeding the ASHRAE Standard 52.2 Minimum Efficiency Reporting Value (MERV) of 11, to the satisfaction of the Department of Building and Safety.
- An air filtration system shall be installed and maintained with filters meeting or exceeding the ASHRAE Standard 52.2 Minimum Efficiency Reporting Value (MERV) of 12, to the satisfaction of the Department of Building and Safety.
- An air filtration system shall be installed and maintained with filters meeting or exceeding the ASHRAE Standard 52.2 Minimum Efficiency Reporting Value (MERV) of 13, to the satisfaction of the Department of Building and Safety.

XII-10. Increased Noise Levels (Landscape Buffer)

- Environmental impacts to the adjacent residential properties may result due to the project. However, the potential impact will be mitigated to a less than significant level by the following measures:
- A minimum five-foot wide landscape buffer shall be planted adjacent to the residential use.
- A 6-foot high solid decorative masonry wall adjacent to abutting residential use and/or zones shall be constructed if no such wall exists.

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

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- 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-170. Severe Noise Levels (Residential Fronting on Major or Secondary Highway, or adjacent to a Freeway)

- Environmental impacts to future occupants may result from this project's implementation due to mobile noise. However, these impacts will be mitigated to a less than significant level by the following measures:
- All exterior windows having a line of sight of a Major or Secondary Highway shall be constructed with double-pane glass and use exterior wall construction which provides a Sound Transmission Coefficient (STC) value of 50, as determined in accordance with ASTM E90 and ASTM E413, or any amendment thereto.
- The applicant, as an alternative, may retain an acoustical engineer to submit evidence, along with the application for a building permit, any alternative means of sound insulation sufficient to mitigate interior noise levels below a CNEL of 45 dBA in any habitable room.

XII-210. Severe Noise Levels (Aircraft Noise - Residential)

- Environmental impacts to future occupants may result from project implementation due to aircraft noise. However, this potential impact will be mitigated to a less than significant level by the following measures:
- All exterior windows shall be constructed with double-pane glass, having a Sound Transmission Classification (STC) of at least 30, as determined in accordance with ASTM E90 and ASTM E413, or any amendment thereto.

XIV-30. Public Services (Police)

- Environmental impacts may result from project implementation due to the location of the project in an area having marginal police services. However, this potential impact will be mitigated to a less than significant level by the following measure:
- The walls located along the west and east property lines shall be setback a minimum 24-inches from the property line to provide landscaping along the wall, which will deter from graffiti.

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

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

XIV-60. 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 less than significant level 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.

XV-10. Recreation (Increased 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 to a less than significant level by the following measure:
- **(Subdivision)** Pursuant to Section 17.12-A or 17.58 of the Los Angeles Municipal Code, the applicant shall pay the applicable Quimby fees for the construction of dwelling units.

XVI-50. Inadequate Emergency Access

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

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

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

XVII-20. Utilities (Local Water Supplies - All New Construction)

- Environmental impacts may result from project implementation due to the cumulative increase in demand on the City's water supplies. However, this potential impact will be mitigated to a less than significant level by the following measures:
- If conditions dictate, the Department of Water and Power may postpone new water connections for this project until water supply capacity is adequate.
- Install 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.
- Install restroom faucets with a maximum flow rate of 1.5 gallons per minute.
- A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for all landscape irrigation uses.
- 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.)

XVII-40. Utilities (Local Water Supplies - New Residential)

- Environmental impacts may result from project implementation due to the cumulative increase in demand on the City's water supplies. However, this potential impact will be mitigated to a less than significant level by the following measures:
- Install no more than one showerhead per shower stall, having a flow rate no greater than 2.0 gallons per minute.

- 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.
- 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.

XVII-90. Utilities (Solid Waste Recycling)

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

XVII-100. Utilities (Solid Waste Disposal)

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

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 6 - NURY MARTINEZ	DATE: 02/06/2014
RESPONSIBLE AGENCIES: Department of City Planning		
ENVIRONMENTAL CASE: ENV-2013-3468-MND	RELATED CASES: APCSV-2013-3467-ZC-ZV-ZAA, VTT-72510	
PREVIOUS ACTIONS CASE NO.:	<input type="checkbox"/> Does have significant changes from previous actions. <input type="checkbox"/> Does NOT have significant changes from previous actions	
PROJECT DESCRIPTION: SMALL LOT SUBDIVISION FOR ~89,994 SF AND 2 LOT SUBDIVISION FOR ~18,008 SF FOR A 26 LOT SUBDIVISION		
ENV PROJECT DESCRIPTION: The demolition of three single-family residences, associated structures, and removal of 44 trees including six protected trees, for the use and construction of 26 two-story single-family residential dwellings on individual lots, on a combined 107,108 net square-foot site after dedication. Entitlements requested include: 1. A Zone Change from RA-1 (Suburban Zone) to (T)(Q)RD3-1 (Residential Density Multiple Dwelling Zone) and (T)(Q)R1-1.; 2. A Zone Variance to allow access from a less restrictive zone (RD3-1 Zone) to a more restrictive zone (R1-1 Zone) permitting guest parking and common driveway access across the site; 3. Zone Variances, to permit construction of the small lots prior to recordation of the final tract map, to allow zero square feet open space for each dwelling unit in lieu of 175 square feet for dwelling having more than three habitable rooms; 4. To permit construction of the small lots prior to recordation of the final tract map, adjustments: (a.) To allow a minimum separation between buildings of approximately 8 feet in lieu of 10 feet required and (b.) To permit a minimum 5-foot side yards along the east and west property lines in lieu of the 10-foot required; and, 5. A vesting tentative tract map to permit the merger of four lots and resubdivision into 26 lots for the construction of 24 single-family dwellings with 48 resident parking spaces and 7 guest parking spaces in the proposed (T)(Q)RD3-1 Zone on a 89,100 net square-foot site after dedication pursuant to Ordinance No. 176,354 (small lot subdivision) and two single-family dwelling on a 18,008 square-foot flag lot site in the proposed (T)(Q)R1-1 Zone.		
ENVIRONMENTAL SETTINGS: The subject property is a level, irregular shaped, consists of four parcels and approximately 2.46 net acres. The Low Medium I Residential land use site has a 300-foot frontage along Vanowen Street and a 300-foot depth and is located mid-block between Andasol Avenue to the west and Louise Avenue to the east. The vacant parcel on Andasol Avenue is a flag lot with a 20-foot access frontage. The combined sites are currently developed with three single-story single-family residence with accessory structures, storage containers, and many automobiles, trailers, and construction equipment sited around the property. To the north across Vanowen Street are three apartment buildings totaling 79-units and ranging from two- to three-stories in height in the R3-1 Zone; on the east is a gas station on the corner in the C2-1VL and RA-1 Zone, a Fire Station in the (T)RS-1 Zone and a single family residence in the RA-1 Zone fronting Louise Avenue; on the south are two single-family residence in the RA-1 Zone; and, to the west across Andasol Avenue is a single-family residence in the RA-1 Zone. The site is within 1,000 feet of William Mulholland Middle School, Magnolia Science Academy 2, High Tech High LA, and Lemay Elementary Schools. The site is located within the Lake Balboa Neighborhood Council, Council District No. 6, subject to the Baseline Mansionization Ordinance, currently contains a 25-foot building line along Vanowen Street, within a horizontal surface area for airport hazard, designated as urban and built-up land, is susceptible to liquefaction, and located 10.05 km from the Northridge Fault of the Los Angeles Blind Thrusts Region. Vanowen Street is a Secondary Highway a variable width between 82 and 83 feet at the project's street frontage and improved with curb, gutter, sidewalk, one street light and two utilities poles. Andasol Avenue is a Local Street dedicated to 60 feet at the project's 20-foot street frontage and improved with curb, gutter, and driveway pad.		
PROJECT LOCATION: 17320, 17330, and 17344 West Vanowen Street, 6738 North Andasol Avenue		

COMMUNITY PLAN AREA: RESEDA - WEST VAN NUYS STATUS: <input checked="" type="checkbox"/> Does Conform to Plan <input type="checkbox"/> Does NOT Conform to Plan	AREA PLANNING COMMISSION: SOUTH VALLEY	CERTIFIED NEIGHBORHOOD COUNCIL: LAKE BALBOA
EXISTING ZONING: RA-1	MAX. DENSITY/INTENSITY ALLOWED BY ZONING: 6-lots	LA River Adjacent: NO
GENERAL PLAN LAND USE: Low Medium I Residential, Low Residential	MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION: 35-units & 3-lots	
	PROPOSED PROJECT DENSITY: 26-lots (24 small lots & 2 standard lots)	

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	(818) 374-9909
Signature	Title	Phone

Evaluation Of Environmental Impacts:

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

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

Environmental Factors Potentially Affected:

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

<input checked="" type="checkbox"/> AESTHETICS <input type="checkbox"/> AGRICULTURE AND FOREST RESOURCES <input checked="" type="checkbox"/> AIR QUALITY <input checked="" type="checkbox"/> BIOLOGICAL RESOURCES <input 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 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/TRAFFIC <input checked="" type="checkbox"/> UTILITIES AND SERVICE SYSTEMS <input type="checkbox"/> MANDATORY FINDINGS OF SIGNIFICANCE
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INITIAL STUDY CHECKLIST (To be completed by the Lead City Agency)

Background

PROPONENT NAME:

Albor Properties III, LP;
attn: Eric Borstein

PHONE NUMBER:

(310) 582-1991

APPLICANT ADDRESS:

12301 Wilshire Boulevard, Suite 302
Los Angeles, CA 90025

AGENCY REQUIRING CHECKLIST:

Department of City Planning

DATE SUBMITTED:

11/05/2013

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

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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a.	Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?			✓
b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?		✓	
c.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		✓	
d.	Disturb any human remains, including those interred outside of formal cemeteries?			✓

VI. GEOLOGY AND SOILS

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

VII. GREEN HOUSE GAS EMISSIONS

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

VIII. HAZARDS AND HAZARDOUS MATERIALS

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

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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h.	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				✓
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IX. HYDROLOGY AND WATER QUALITY

a.	Violate any water quality standards or waste discharge requirements?			✓	
b.	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			✓	
c.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			✓	
d.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			✓	
e.	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			✓	
f.	Otherwise substantially degrade water quality?				✓
g.	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				✓
h.	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				✓
i.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			✓	
j.	Inundation by seiche, tsunami, or mudflow?				✓

X. LAND USE AND PLANNING

a.	Physically divide an established community?				✓
b.	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?		✓		
c.	Conflict with any applicable habitat conservation plan or natural community conservation plan?				✓

XI. MINERAL RESOURCES

a.	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				✓
b.	Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				✓

XII. NOISE

a.	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		✓		
b.	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?		✓		
c.	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?		✓		
d.	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		✓		

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

XIII. POPULATION AND HOUSING

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

XIV. PUBLIC SERVICES

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

XV. RECREATION

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

XVI. TRANSPORTATION/TRAFFIC

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

XVII. UTILITIES AND SERVICE SYSTEMS

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

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

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

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

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

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

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

The project as identified in the project description 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-2013-3468-MND** and the associated case(s),

APCSV-2013-3467-ZC-ZV-ZAA, VTT-72510. 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:
SARAH HOUNSELL	City Planning Associate	(818) 374-9909	02/06/2014

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 block or adversely impact scenic vistas. Therefore, impacts would be less than significant.
b.	LESS THAN SIGNIFICANT IMPACT	The project is not located along a State Scenic Highway and will not substantially damage any scenic resources.
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The residential development will need to be landscaped to mitigate the increased height & density. Also, Ordinance No. 176,354 (small lot) requires building articulation and orientation toward the street for the lots fronting Vanowen Street. After implementation of the mitigation measures impacts will be less than significant.
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project will likely result in an increase in light. The lights need to be shielded downward to mitigate the impact to a less than significant level.
II. AGRICULTURE AND FOREST RESOURCES		
a.	NO IMPACT	The site and the area are not zoned for agriculture use and do not contain farmland of any type. No impact will result.
b.	NO IMPACT	The site has not been used for agricultural purposes and will not conflict with the Williamson Act. No impact will result.
c.	NO IMPACT	Neither the site nor its surrounding is located within forest land, timberland, or timberland zone production. No impact will result.
d.	NO IMPACT	Neither the site nor its surrounding is located within forest land. No impact will result.
e.	NO IMPACT	No farmland impact would result with this development being that it is located in a suburban area and is presently development. No impact will result.
III. AIR QUALITY		
a.	LESS THAN SIGNIFICANT IMPACT	The project shall be consistent with the goals of the SCAQMND & AQMP for reducing the emissions associated with new development and therefore would be consistent and would result in a less than significant impact.

Impact?	Explanation	Mitigation Measures
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b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	During construction there may be an increase to the existing basin-wide air quality violations, but this will only be a temporary impact. With mitigation measures, the project's air quality impact should be less than significant.	III-10
c.	LESS THAN SIGNIFICANT IMPACT	Construction related and operational daily emissions associated with the project should not exceed SCAQMD's recommended thresholds. Therefore, the project would not be cumulatively considerable and this impact would be less than significant.	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The housing project would not expose sensitive receptors to pollutants. However, during construction there may be an increase in dust, but this is a temporary impact.	X-60
e.	LESS THAN SIGNIFICANT IMPACT	During construction, activities associated with the application of architectural coatings and other interior and exterior finishes may produce discernible odors. These odors would be a temporary nuisance to adjacent properties, but because they are temporary and intermittent in nature, would not be considered a significant environmental impact.	

IV. BIOLOGICAL RESOURCES

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project could have effects on habitat modifications of nesting bird in the area since much of the lot is vacant of development and many trees are scheduled for removal.	IV-20
b.	NO IMPACT	This site does not contain riparian habitat or sensitive natural communities. No impact will result.	
c.	NO IMPACT	No wetlands are found on-site. No impact will result.	
d.	NO IMPACT	The site is not located within a wildlife corridor, nor is it used as a nursery. No impact will result.	
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	There are 44 trees on site scheduled for removal including 6 protected trees, however the engineer has certified that none are protected tree species. Replacement for all trees over eight inches in diameter are a 1:1 basis for non-protected trees and a 2:1 basis for protected trees, which will mitigate the impact to a less than significant level.	IV-70, IV-80

Impact?	Explanation	Mitigation Measures
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f.	LESS THAN SIGNIFICANT IMPACT	The project is not located within any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.	
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V. CULTURAL RESOURCES

a.	NO IMPACT	The three single-family structures were built in 1940 a, but is not located in a Historic Preservation Overlay Zone nor is it a designated historic monument. There are no historical resources on-site or within the vicinity. No impact will result.	
b.	LESS THAN SIGNIFICANT IMPACT	This is not an area known to have archeological resources. Likewise the area is substantially developed and has had past grading soil disturbance activities and impacts should be less than significant.	
c.	LESS THAN SIGNIFICANT IMPACT	The project is not located in an area known paleontological resources. Likewise the area is substantially developed and has had past grading soil disturbance activities and impacts should be less than significant.	
d.	NO IMPACT	No human remains are anticipated to be located on-site. Likewise, grading is proposed to be balanced on-site for this project so there will be no impact.	

VI. GEOLOGY AND SOILS

a.	LESS THAN SIGNIFICANT IMPACT	The site is not located in an Alquist-Priolo Zone nor within a Fault Rupture Study Area.	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The property is subject to strong seismic shaking during earthquakes. However, this impact will be reduced to a less than significant level by the following the International Building Code standards during construction.	VI-10, VI-20
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The department of Building and Safety Grading Division will require a soils report and require the applicant to comply with mitigation measures to reduce the impact to a less than significant level. The applicant is proposing approximately 5,000 cubic yards of cut and fill with approximately 1,000 cubic yards of dirt to be imported or exported.	VI-70
d.	NO IMPACT	The property is level and not susceptible to landslides.	
e.	LESS THAN SIGNIFICANT IMPACT	The majority of the dirt is to be balanced on-site. Loss of top soil will be less than significant.	

Impact?	Explanation	Mitigation Measures
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f.	LESS THAN SIGNIFICANT IMPACT	Compliance with Building and Safety's Grading Division will ensure that the soil will not become unstable as a result of the project.	
g.	LESS THAN SIGNIFICANT IMPACT	With respect to expansive soil, construction of the project would be required to comply with the City of Los Angeles International Building Code, which included building foundation requirements appropriate to site-specific conditions. In addition, with the incorporation of all previously mentioned project design features impacts would be less than significant	
h.	NO IMPACT	Septic tanks or alternative waste water systems are not included in the project description. As no septic or wastewater disposal systems would be constructed with the project, there is no potential for adverse impact in this regard.	

VII. GREEN HOUSE GAS EMISSIONS

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project is not anticipated to significantly increase the emission of green house gases (GHG) during any renovation or operation phases of the project. However, mitigation measures have been incorporated to reduce the pollution impacts to a less than significant level. In addition to these measures, other measures have been incorporated throughout the document to enhance building efficiencies, improve waste recycling, and improve water conservation among others. The State of California has required that GHG emissions must be reduced to 1990 levels by 2020.	VII-10 XVII-10,XVII-20,XVII-40, XVII-90, XVII-100
b.	LESS THAN SIGNIFICANT IMPACT	Presently the City of Los Angeles is developing methodologies and inventories for quantifying GHG emissions and evaluating various strategies and mitigation measures to determine the most effective course of action to meet the State goals as set forth under AB32. As a note, the California Building Code was recently updated to specifically address green house gas emissions and if followed will reduce potential impacts to less than significant levels.	

VIII. HAZARDS AND HAZARDOUS MATERIALS

a.	LESS THAN SIGNIFICANT IMPACT	No hazardous materials are proposed to be routinely transported or used for this residential project.	
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Impact?	Explanation	Mitigation Measures
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b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Due to the age of the existing structures on site, asbestos containing material and lead paint could be present. Removal of these hazards must be completed prior to the issuance of demolition permit to mitigate the impact to a less than significant level.	VIII-10
c.	LESS THAN SIGNIFICANT IMPACT	The site is within 1,000 feet of several schools; however, no hazardous emissions are proposed to be release with the building of this project.	
d.	NO IMPACT	The site is not located on a list of hazardous materials sites. No impact would result.	
e.	LESS THAN SIGNIFICANT IMPACT	The area is within two miles of the Van Nuys Airport. However, no safety hazards are anticipated for future residents.	
f.	NO IMPACT	The site is not located within the vicinity of a private airstrip.	
g.	NO IMPACT	The project is not anticipated to interfere with any adopted emergency response plan or evacuation plan.	
h.	NO IMPACT	The project site is not located in an area of wildland or high fire hazard terrain or vegetation.	

IX. HYDROLOGY AND WATER QUALITY

a.	LESS THAN SIGNIFICANT IMPACT	Construction activities associated with the project will be required to meet the National Pollution Discharge Elimination System (NPDES) requirements for storm water quality. The applicant will also be required to comply with LAMC Section 64.70. With appropriate design & compliance with the applicable federal, state & local regulations, Code requirements and permit provisions, impacts will be reduced to less than significant levels.	
b.	LESS THAN SIGNIFICANT IMPACT	The project would not involve any wells used to extract groundwater, nor would it involve excavations that are deep enough to require dewatering of the project site. The project should not cause depletion of groundwater supplies or interfere with recharge and will be supplied with water by the LADWP.	
c.	LESS THAN SIGNIFICANT IMPACT	The site is within an urbanized area and no natural watercourses on located on-site nor in the vicinity. Runoff from the site and surrounding area is removed by way of street flows and storm drains and will comply with LAMC Section 64.70. Therefore, the project will not alter the	

Impact?	Explanation	Mitigation Measurés
	existing drainage pattern.	
d. LESS THAN SIGNIFICANT IMPACT	No streams or rivers are contained on-site and as such the development will not alter the existing drainage patterns. Further, the project will comply with LAMC Section 64.70 in ensure surface runoff would not result in flooding.	
e. LESS THAN SIGNIFICANT IMPACT	The project is not anticipated to exceed the capacity of the existing stormwater drainage system. However, Stormwater Pollution during construction can be mitigated to lesson impacts and the project shall comply with Section 64.70. See City of Los Angeles' Bureau of Sanitation Watershed Protection Division (WPD).	
f. NO IMPACT	This residential project is not expected to degrade water quality by contamination or any other means.	
g. NO IMPACT	Under the National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Zone C, areas of minimal flooding.	
h. NO IMPACT	The project will not impede or redirect flood flows of the Flood Control Channel and will be subject to the guideline for development in Special Flood Hazard Areas.	
i. LESS THAN SIGNIFICANT IMPACT	The property is located in a potential inundation area; however, policies for protection of the Community are set forth in the Safety Element of the General Plan.	
j. NO IMPACT	The site is not located within an inundation area of seiches, tsunamis nor mudflows. Therefore, no impact would occur with respect to risk of loss, injury or death by seiche, tsunami or mudflow.	
X. LAND USE AND PLANNING		
a. NO IMPACT	The project would not involve the permanent closure of any streets or sidewalks, and no separation of uses or disruption of access between land use types will occur. Therefore, the residential project will not physically divide the established community and no impact would occur.	

Impact?	Explanation	Mitigation Measures
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b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project will not conflict with the land use plan, nor any policies or regulations. However, the applicant is seeking a zoning change entitlement to allow for the proposed density and the removal of a building line under Case No. APCSV-2013-3467-ZC-ZV-ZAA and a subdivision under Case No. VTT-72510 to permit individual ownership. The subdivision will be considered by the Deputy Advisory Agency and the density will be determined by City Council upon the recommendation of the South Valley Area Planning Commission. Further as the site is located along a Secondary Highway, air filtration will be required to reduce potential impacts on future residences.	X-60
c.	NO IMPACT	The site is located within an urban area and is not part of any habitat or natural community conservation plan. Therefore, no impact would occur.	

XI. MINERAL RESOURCES

a.	NO IMPACT	The site is not located in a known area of mineral resources.	
b.	NO IMPACT	The site is not designated as a locally important mineral resource recovery area.	

XII. NOISE

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Implementation of the project would result in an increase in ambient noise levels during construction and operation. Construction of the project would require the use of heavy equipment for site demolition, grading and excavation, the installation of utilities, paving and building fabrication and will only be temporary.	XII-20
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Construction activities including grading that would occur on site have the potential to generate low levels of groundborne vibration and will be temporary. There is also potential noise impact to future occupants due to the project's location on a Secondary Highway and distance from the Fire Station and Van Nuys airport, but mitigation will lesson that impact by providing dual pane windows.	XII-170 XII-20

Impact?	Explanation	Mitigation Measures	
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Due to the increase of density on site, noise levels are anticipated to rise. However, as this is an infill project, for single-family residential which is anticipated to result in a less than significant increase in the ambient noise levels.	XII-10 XII-20
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	During project construction, the applicant will be required to comply with the City's Noise Ordinance and with the City's policies governing construction activities. Also, the development of a wall along the property line will lessen noise to adjacent less dense single-family sites.	XII-10
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The site is within the horizontal surface area for the Van Nuys Airport approximately a mile to the northeast, which would expose the residence during the day to aircraft noise. Mitigation measures should lessen these impacts to less than significant level when in doors.	XII-210
f.	NO IMPACT	The proposed project is not located within the vicinity of a private air strip and no impacts are anticipated.	

XIII. POPULATION AND HOUSING

a.	NO IMPACT	The project will result in the construction of up to 24 small lots and to standard single-family lots with one homes located on each lot, which would likely be filled by the existing population. The project would not affect the City's housing stock. The net increase of 23 homes is not substantial and is anticipated in the Community Plan as indicated by the underlying General Plan Land Use Designation.	
b.	NO IMPACT	No net housing will be displaced as a result of the project as it is proposed net increase of 23 lots.	
c.	LESS THAN SIGNIFICANT IMPACT	Displacement of substantial numbers of people will not occur, being that the site is currently single-family occupied and not tenant within apartment buildings.	

XIV. PUBLIC SERVICES

a.	LESS THAN SIGNIFICANT IMPACT	The Fire Station is located within the block. Also, the Fire Department has investigated the property and conditioned the project in an inter-departmental correspondence dated December 6, 2013.	
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Impact?	Explanation	Mitigation Measures	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Police service and response times should be adequate, being that the project is located in a developed area. However, the project shall be designed to deter from crime.	XIV-30
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project will increase the demand on area schools; however, the impact will be reduced to a less than significant level by the payment of school fees to LAUSD and is located approximately 1,000 feet from several schools.	XIV-40, XIV-60 William Mulholland Middle School, Magnolia Science Academy 2, High Tech High LA, and Lemay Elementary Schools
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project may result in an increase in the use of Parks; however, this impact will be reduced to a less than significant level by the payment of Quimby fees.	XV-10
e.	LESS THAN SIGNIFICANT IMPACT	The Bureau of Engineering may require a dedication along Vanowen Street and Andasol Avenue in conformance with Secondary Highway Standards and Local Street Standards and the road mitigation shall be added to ensure less than significant impacts.	
XV. RECREATION			
a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The increased use of parks by this residential project will be mitigated by the payment of Quimby fees for future park allocation in the area.	XV-10
b.	LESS THAN SIGNIFICANT IMPACT	The subdivision could result in the need for construction or expansion of recreational facilities in the area. However, being that other land is not available for donation; Quimby Fees shall be paid to off set the need.	
XVI. TRANSPORTATION/TRAFFIC			
a.	LESS THAN SIGNIFICANT IMPACT	The project is increasing the use from one lot to 10 lots, which should not result in a significant increase on existing traffic levels as the project density conform to the Reseda-West Van Nuys Community Plan and is developing both adjacent street in conformance with the appropriate street standards. The project is below the threshold to require a traffic study.	
b.	LESS THAN SIGNIFICANT IMPACT	The project is not expected to exceed the standard level of service of the area, in that the density is in conformance with the Community Plan and the streets shall be dedicated in accord with the Generalized Circulation Plan for Secondary Highway Class & local streets or to the satisfaction of the Deputy	

Impact?	Explanation	Mitigation Measures
	Advisory Agency.	
c. NO IMPACT	No change in air traffic patterns will result from this subdivision.	
d. LESS THAN SIGNIFICANT IMPACT	Final Department of Transportation approval shall be obtained prior to issuance of any building permits. This should be accomplished by submitting detailed site and driveway plans to Citywide Planning Coordination Section of the Department of Transportations -Inter-Departmental Correspondence dated December 8, 2013.	
e. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project should not result in inadequate emergency access.	XVI-50
f. LESS THAN SIGNIFICANT IMPACT	Public transportation is provided in the project vicinity along Vanowen Street and Victory Boulevard. Neither the construction nor operation of the project would involve the relocation, replacement or hinder the function of any alternative transportation policies.	
XVII. UTILITIES AND SERVICE SYSTEMS		
a. LESS THAN SIGNIFICANT IMPACT	The project should not exceed the wastewater treatment requirements of the LA Regional Water Quality Control Board as long a water saving measures are conducted.	
b. LESS THAN SIGNIFIQANT IMPACT	This project will not require the construction of a new water or wastewater treatment facility in that is it currently services by the Northeast Valley Tributary Facility.	
c. LESS THAN SIGNIFICANT IMPACT	The project will not likely result in a new stormwater drainage facility. New construction activities are subject to LAMC Section 64.70 and Bureau of Engineering standards for public improvement adjacent to the site.	
d. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Water supply issues have been of growing concern for the Department of Water & Power (DWP); therefore to maintain a sustainable water supply for the City all new construction subject to discretionary review shall include water conserving measures.	XVII-10, XVII-20, XVII-40
e. LESS THAN SIGNIFICANT IMPACT	The net increase in wastewater from the existing uses would increase wastewater generation. However, the Hyperion Tributary Facility is anticipated to be able to meet the sewage treatment needs of the project, and therefore, impacts would be less than significant.	

Impact?	Explanation	Mitigation Measures
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f.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Local landfills have sufficient capacity to serve this project, as long as the project take advantage of the recycling systems provided.	XVII-90
g.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project will be required to provide on-site recycling to reduce the amount of trash going into landfills. This will reduce the solid waste impact to a less than significant level.	XVII-100

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

a.	LESS THAN SIGNIFICANT IMPACT	The proposed project is located in a developed and populated urban area. Mitigation measures are included that would ensure the project will not degrade the quality of the environment, reduce or threaten any fish or wildlife species, or eliminate important examples of California historic resources. Implementation of the mitigation measures provide potential adverse environmental impact associated with the project would be reduced to less than significant levels.	
b.	LESS THAN SIGNIFICANT IMPACT	The General Plan land use designation under the Reseda-West Van Nuys Community Plan for this site is Low Medium I Residential and Low Residential and the proposed single-family subdivision will be consistent with applicable land use standards. The 26-lot residential subdivision will result in environmental impacts; however, the project's incremental contribution to cumulative impacts would be less than significant and would result in a less than significant cumulative impacts in all areas analyzed.	
c.	LESS THAN SIGNIFICANT IMPACT	After implementation of mitigation measures, the proposed project does not have any significant direct or indirect impacts to human beings.	