

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**

DOCUMENT FILED  
 City Clerk's Office  
 No: 16-10-0150-PL  
 Certified by EGG  
 Date: APR 22 2010

<b>LEAD CITY AGENCY</b> City of Los Angeles	<b>COUNCIL DISTRICT</b> 4	
<b>PROJECT TITLE</b> ENV-2009-1084-MND	<b>CASE NO.</b> CPC-2009-1085-CU	
<b>PROJECT LOCATION</b> 5949 N LANKERSHIM BLVD		
<b>PROJECT DESCRIPTION</b> The 1) re-model and 11,015 square-foot second-story addition to an existing 22,000 square-foot, two-story building previously used as a car dealership and auto repair, and 2) the construction of a new two-story, 9,492 square-foot building comprised of classrooms and offices for a learning center to be used for a private academy for grades kindergarten to 8th grade and a pre-school for children age 3 to 5 in the [T][Q]C2-1VL and RD2-1 Zones. The proposed educational learning center will have a maximum 69 parking spaces and have a maximum allowed 320 children to be enrolled in various shifts, with 20 students per classroom. The project will also include a new driveway, re-striping of the existing parking lot, and a small playground located at the rear portion of the site. Also included is a request for a Conditional Use to permit a private academy for kindergarten through 8th grade and pre-school for ages 3 to 5 for a maximum 320 children, Monday through Friday from 7:30 a.m. to 6:30 p.m., and will include a 3-foot northerly side yard setback in lieu of the minimum 5 feet in the RD2-1 and [T][Q]C2-1VL Zones, and a 3-foot rear yard setback in lieu of the minimum 15 feet required in the RD2-1 Zone. The project will also maintain the existing 12-foot tall fence in the RD2-1 Zone.		
<b>NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY</b> Dharma Holdings, LLC P.O. Box 7089 Burbank, CA 91510		
<b>FINDING:</b> 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 <p style="text-align: center;">(CONTINUED ON PAGE 2)</p> SEE ATTACHED SHEET(S) FOR ANY MITIGATION MEASURES IMPOSED. Any written comments received during the public review period are attached together with the response of the Lead City Agency. The project decision-make may adopt the mitigated negative declaration, amend it, or require preparation of an EIR. Any changes made should be supported by substantial evidence in the record and appropriate findings made. THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.		
<b>NAME OF PERSON PREPARING THIS FORM</b>  HENRY CHU	<b>TITLE</b>  City Planner	<b>TELEPHONE NUMBER</b>  (213) 473-9919
<b>ADDRESS</b>  200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA. 90012	<b>SIGNATURE (Official)</b>  	<b>DATE</b>  05/19/2010

**I-10. Aesthetics (Landscape Plan)**

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

**I-50. Aesthetics (Surface Parking)**

- Environmental impacts may result from project implementation due to excessive ambient heat gain resulting from the new open-spaced parking lot. However, these impacts will be mitigated to a less than significant level by the following measures:
- A minimum of one 24-inch box tree (minimum trunk diameter of two inches and a height of eight feet at the time of planting) shall be planted for every four new surface parking spaces.
- The trees shall be dispersed within the parking area so as to shade the surface parking area and shall be protected by a minimum 6-inch high curb, and landscape. An automatic irrigation plan shall be approved by the Department of City Planning.
- Palm trees shall not be considered in meeting this requirement.
- The genus or genera of the tree(s) shall provide a minimum crown of 30'- 50'. Please refer to City of Los Angeles Landscape Ordinance (Ord. No.170,978), Guidelines K - Vehicular Use Areas.

**I-90. Aesthetics (Vandalism)**

- Environmental impacts may result from project implementation due to graffiti and accumulation of rubbish and debris along the wall(s) adjacent to public rights-of-way. However, this potential impact will be mitigated to a less than significant level by the following measures:
- Every building, structure, or portion thereof, shall be maintained in a safe and sanitary condition and good repair, and free from, debris, rubbish, garbage, trash, overgrown vegetation or other similar material, pursuant to Municipal Code Section 91.8104.
- The exterior of all buildings and fences shall be free from graffiti when such graffiti is visible from a street or alley, pursuant to Municipal Code Section 91.8104.15.

**I-130. Aesthetics (Glare)**

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

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

- 
- 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.

**III-50. Air Pollution (Stationary)**

- Adverse impacts upon future occupants may result from the project implementation due to existing diminished ambient air pollution levels in the project vicinity. However, this impact can be mitigated to a less than significant level by the following measure:
- 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.

**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-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):
- Install a demand (tankless or instantaneous) water heater system sufficient to serve the anticipated needs of the dwelling(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.
- **(Polychlorinated Biphenyl – Commercial and Industrial Buildings)** Prior to issuance of a demolition permit, a polychlorinated biphenyl (PCB) abatement contractor shall conduct a survey of the project site to identify and assist with compliance with applicable state and federal rules and regulation governing PCB removal and disposal.

**IX-20. Stormwater Pollution (Demolition, Grading, and Construction Activities)**

- 
- Sediment carries with it other work-site pollutants such as pesticides, cleaning solvents, cement wash, asphalt, and car fluids that are toxic to sea life.
- Leaks, drips and spills shall be cleaned up immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
- All vehicle/equipment maintenance, repair, and washing shall be conducted away from storm drains. All major repairs shall be conducted off-site. Drip pans or drop clothes shall be used to catch drips and spills.
- Pavement shall not be hosed down at material spills. Dry cleanup methods shall be used whenever possible.
- Dumpsters shall be covered and maintained. Uncovered dumpsters shall be placed under a roof or be covered with tarps or plastic sheeting.

**IX-60. Standard Urban Stormwater Mitigation Plan (Commercial/Industrial Development Lot 43,560+ sf; Gas Station/Automobile Maintenance and Repair)**

- Environmental impacts may result from erosion carrying sediments and/or the release of toxins into the stormwater drainage channels. However, the potential impacts will be mitigated to a less than significant level by incorporating stormwater pollution control measures. Ordinance No. 172,176 and Ordinance No. 173,494 specify Stormwater and Urban Runoff Pollution Control which requires the application of Best Management Practices (BMPs). Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. Applicants must meet the requirements of the Standard Urban Stormwater Mitigation Plan (SUSMP) approved by Los Angeles Regional Water Quality Control Board, including the following: (A copy of the SUSMP can be downloaded at: <http://www.swrcb.ca.gov/rwqcb4/>).
- Project applicants are required to implement stormwater BMPs to treat and infiltrate the runoff from a storm event producing 3/4 inch of rainfall in a 24 hour period. The design of structural BMPs shall be in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard is required.
- Post development peak stormwater runoff discharge rates shall not exceed the estimated pre-development rate for developments where the increase peak stormwater discharge rate will result in increased potential for downstream erosion.
- Concentrate or cluster development on portions of a site while leaving the remaining land in a natural undisturbed condition.
- Maximize trees and other vegetation at each site by planting additional vegetation, clustering tree areas, and promoting the use of native and/or drought tolerant plants.
- Any connection to the sanitary sewer must have authorization from the Bureau of Sanitation.
- All storm drain inlets and catch basins within the project area must be stenciled with prohibitive language (such as NO DUMPING - DRAINS TO OCEAN) and/or graphical icons to discourage illegal dumping.
- Signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, must be posted at public access points along channels and creeks within the project area.
- Legibility of stencils and signs must be maintained.
- Cover loading dock areas or design drainage to minimize run-on and run-off of stormwater.
- Direct connections to storm drains from depressed loading docks (truck wells) are prohibited.
- Repair/maintenance bays must be indoors or designed in such a way that doesn't allow stormwater run-on or contact with stormwater runoff.
- Design repair/maintenance bay drainage system to capture all washwater, leaks and spills. Connect drains to a standard sump for collection and disposal. Direct connection of the repair/maintenance bays to the storm drain system is prohibited. If required, obtain an Industrial Waste Discharge Permit.
- Vehicle/equipment wash areas must be self-contained and/or covered, equipped with a clarifier, or other pretreatment facility, and properly connected to the sanitary sewer.
- Cleaning of vehicles and equipment to be performed within designated covered or bermed wash area paved with Portland concrete, sloped for wash water collection, and with a pretreatment facility for wash water before discharging to a properly connected sanitary sewer with a CPI type oil/water separator. The separator unit must be: designed to handle the quantity of flows; removed for cleaning on a regular basis (at least twice a year) to remove any solids; and the oil absorbent pads must be replaced regularly, once in fall just before the wet season, and in accordance with manufacturer' specifications.
- Reduce the use of hazardous materials and waste by: using detergent-based or water-based cleaning systems, non-caustic detergents for parts cleaning, and/or non-chlorinated solvents; and avoid chlorinated compounds, petroleum distillates, phenols, and formaldehyde.
- Store above ground liquid storage tanks (drums and dumpsters) in designated areas with impervious surfaces in order to contain leaks and spills. Install a secondary containment system such as berms, curbs, dikes, liners, vaults, and double-wall tanks. Use drip pans or absorbent materials whenever grease containers are emptied. Where used oil or dangerous waste is stored, a dead-end sump should be installed in the drain. For all other liquids including antifreeze and radiator flush, the drain should be properly connected to a sanitary sewer with a positive control such as a lock, valve, or plug to prevent release of contaminated liquids.

- The owner(s) of the property will prepare and execute a covenant and agreement (Planning Department General form CP-6770) satisfactory to the Planning Department binding the owners to post construction maintenance on the structural BMPs in accordance with the Standard Urban Stormwater Mitigation Plan and or per manufacturer's instructions.

**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.

**XIV-30. Public Services (Police)**

- Environmental impacts may result from project implementation due to the location of the project in an area having marginal police services. However, this potential impact will be mitigated to a less than significant level by the following measure:
- The plans shall incorporate the design guidelines relative to security, semi-public and private spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed. Please refer to Design Out Crime Guidelines: Crime Prevention Through Environmental Design published by the Los Angeles Police Department's Crime Prevention Section (located at Parker Center, 150 N. Los Angeles Street, Room 818, Los Angeles, (213)485-3134. These measures shall be approved by the Police Department prior to the issuance of building permits.

**XVII-90. Utilities (Solid Waste Recycling)**

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

**CITY OF LOS ANGELES**  
OFFICE OF THE CITY CLERK  
ROOM 395, CITY HALL  
LOS ANGELES, CALIFORNIA 90012  
**CALIFORNIA ENVIRONMENTAL QUALITY ACT**  
**INITIAL STUDY**  
**and CHECKLIST**  
(CEQA Guidelines Section 15063)

<b>LEAD CITY AGENCY:</b> City of Los Angeles	<b>COUNCIL DISTRICT:</b> CD 4 - TOM LABONGE	<b>DATE:</b> 04/15/2010
<b>RESPONSIBLE AGENCIES:</b> Department of City Planning		
<b>ENVIRONMENTAL CASE:</b> ENV-2009-1084-MND	<b>RELATED CASES:</b> CPC-2009-1085-CU	
<b>PREVIOUS ACTIONS CASE NO.:</b>	<input type="checkbox"/> Does have significant changes from previous actions. <input type="checkbox"/> Does NOT have significant changes from previous actions	
<b>PROJECT DESCRIPTION:</b> PRIVATE ELEMENTARY/LEARNING CENTER AND DAYCARE FOR A MAXIMUM OF 300 CHILDREN WITH LEARNING DISABILITIES.		
<b>ENV PROJECT DESCRIPTION:</b> The 1) re-model and 11,015 square-foot second-story addition to an existing 22,000 square-foot, two-story building previously used as a car dealership and auto repair, and 2) the construction of a new two-story, 9,492 square-foot building comprised of classrooms and offices for a learning center to be used for a private academy for grades kindergarten to 8th grade and a pre-school for children age 3 to 5 in the [T][Q]C2-1VL and RD2-1 Zones. The proposed educational learning center will have a maximum 69 parking spaces and have a maximum allowed 320 children to be enrolled in various shifts, with 20 students per classroom. The project will also include a new driveway, re-striping of the existing parking lot, and a small playground located at the rear portion of the site. Also included is a request for a Conditional Use to permit a private academy for kindergarten through 8th grade and pre-school for ages 3 to 5 for a maximum 320 children, Monday through Friday from 7:30 a.m. to 6:30 p.m., and will include a 3-foot northerly side yard setback in lieu of the minimum 5 feet in the RD2-1 and [T][Q]C2-1VL Zones, and a 3-foot rear yard setback in lieu of the minimum 15 feet required in the RD2-1 Zone. The project will also maintain the existing 12-foot tall fence in the RD2-1 Zone.		
<b>ENVIRONMENTAL SETTINGS:</b> The project site is a relatively flat, irregular-shaped lot that totals 77,115 square feet. The site is located within the North Hollywood-Valley Village Community Plan Area and has split zoning of RD2-1 and [T][Q]C2-1VL. A 10-foot building line exists on the site and runs along Lankershim Boulevard. The site is located within the 500-foot zone of the proposed North Hollywood New Elementary School #3. Also, the site is within Fire District No. 2, is within a Liquefaction Zone, and is 5.09 kilometers from the nearest fault.  The site is presently developed with a vacant building and associated surface parking, previously utilized as a car dealership and auto repair. Adjacent uses include commercial retail buildings to the north in the [Q]C2-1VL Zone, commercial and residential uses to the south in the RD2-1 and [T][Q]C2-1VL Zone, single- and multi- family dwellings to the west in the RD2-1 Zone, and commercial uses in the [Q]C2-1VL Zone and the Maurice Sendak Elementary School in the PF-1VL Zone across Lankershim Boulevard to the east. Lankershim Boulevard is a Major Highway and is dedicated to variable widths of 80 to 100 feet.		
<b>PROJECT LOCATION:</b> 5949 N LANKERSHIM BLVD		
<b>COMMUNITY PLAN AREA:</b> NORTH HOLLYWOOD - VALLEY VILLAGE <b>STATUS:</b>	<b>AREA PLANNING COMMISSION:</b> SOUTH VALLEY	<b>CERTIFIED NEIGHBORHOOD COUNCIL:</b> MID-TOWN NORTH HOLLYWOOD
<input type="checkbox"/> Does Conform to Plan <input checked="" type="checkbox"/> Does NOT Conform to Plan		

<b>EXISTING ZONING:</b> RD2-1 [T][Q]C2-1VL	<b>MAX. DENSITY/INTENSITY ALLOWED BY ZONING:</b> 1 unit per 2,000 sf in the RD2 Zone, 1 unit per 400 sf in the C2 Zone	<b>LA River Adjacent:</b> NO
<b>GENERAL PLAN LAND USE:</b> LOW MEDIUM II RESIDENTIAL HIGHWAY ORIENTED COMMERCIAL	<b>MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION:</b> 1 unit per 2,000 sf in the RD2 Zone, 1 unit per 400 sf in the C2 Zone	
	<b>PROPOSED PROJECT DENSITY:</b> NA	

## 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.

---



Signature

City Planner

(213) 473-9919

Title

Phone

---

### Evaluation Of Environmental Impacts:

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



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

## Environmental Factors Potentially Affected:

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

<input checked="" type="checkbox"/> AESTHETICS <input type="checkbox"/> AGRICULTURE AND FOREST RESOURCES <input checked="" type="checkbox"/> AIR QUALITY <input type="checkbox"/> BIOLOGICAL RESOURCES <input 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 checked="" 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 checked="" type="checkbox"/> PUBLIC SERVICES <input type="checkbox"/> RECREATION <input type="checkbox"/> TRANSPORTATION/TRAFFIC <input checked="" type="checkbox"/> UTILITIES AND SERVICE SYSTEMS <input type="checkbox"/> MANDATORY FINDINGS OF SIGNIFICANCE
---	--	--

## INITIAL STUDY CHECKLIST (To be completed by the Lead City Agency)

### *Background*

**PROPONENT NAME:**

Dharma Holdings, LLC

**PHONE NUMBER:**

(818) 535-7023

**APPLICANT ADDRESS:**

P.O. Box 7089

Burbank, CA 91510

**AGENCY REQUIRING CHECKLIST:**

Department of City Planning

**DATE SUBMITTED:**

04/07/2009

**PROPOSAL NAME (if Applicable):**

United Children's Learning Academy

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?			✓
<b>IX. HYDROLOGY AND WATER QUALITY</b>				
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?			✓
<b>X. LAND USE AND PLANNING</b>				
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?			✓
<b>XI. MINERAL RESOURCES</b>				
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?			✓
<b>XII. NOISE</b>				
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-2009-1084-MND** and the associated case(s), **CPC-2009-1085-CU**. Finally, based on the fact that these impacts can be feasibly mitigated to less than significant, and based on the findings and thresholds for Mandatory Findings of Significance as described in the California Environmental Quality Act, section 15065, the overall project impact(s) on the environment (after mitigation) **will not:**

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

ADDITIONAL INFORMATION:

All supporting documents and references are contained in the Environmental Case File referenced above and may be viewed in the EIR Unit, Room 763, City Hall.

For City information, addresses and phone numbers: visit the City's website at <http://www.lacity.org> ; City Planning - and Zoning Information Mapping Automated System (ZIMAS) [cityplanning.lacity.org/](http://cityplanning.lacity.org/) or EIR Unit, City Hall, 200 N Spring Street, Room 763. Seismic Hazard Maps - <http://gmw.consrv.ca.gov/shmp/> Engineering/Infrastructure/Topographic Maps/Parcel Information - <http://boemaps.eng.ci.la.ca.us/index01.htm> or City's main website under the heading "Navigate LA".

PREPARED BY:	TITLE:	TELEPHONE NO.:	DATE:
HENRY CHU	City Planner	(213) 473-9919	04/20/2010



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

APPENDIX A: ENVIRONMENTAL IMPACTS EXPLANATION TABLE

<b>I. AESTHETICS</b>		
a.	LESS THAN SIGNIFICANT IMPACT	<p>The proposed location of the school lies near the southwest corner of Oxnard Street and Lankershim Boulevard. Relative to potential effects on a scenic vista, the proposed learning academy would not cause significant effects on any focal or panoramic views from a publicly recognized scenic vista. The project proposes a new two-story building, a new driveway, re-striping of a parking lot, and a new playground. Existing views observed from the public street (Oxnard Steet and Lankershim Boulevard) do not include any significant or any recognized scenic resources. There will be no impact.</p>
b.	LESS THAN SIGNIFICANT IMPACT	<p>The project will not damage any scenic resources. The site is not located within a city-designated scenic highway. Impacts will be less than significant.</p>
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<p>As discussed in the previous two subsections, the project would not involve substantial disturbances to the site. The project would remodel an existing building and construct a new two-story building. The visual impacts of the proposed school to any scenic resources on the site or surroundings will be mitigated to less than significant with implementation of landscape and graffiti removal mitigation measures.</p>
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<p>The proposed learning center will be required to shield lighting away from neighboring properties to reduce the impact on night time views to less than significant.</p>
<b>II. AGRICULTURE AND FOREST RESOURCES</b>		
a.	NO IMPACT	<p>The project site is not utilized for agricultural lands. There will be no impact.</p>
b.	NO IMPACT	<p>The project site is not utilized for agricultural lands. There will be no impact.</p>
c.	NO IMPACT	<p>The project site is not utilized for agricultural lands. There will be no impact.</p>

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

d.	NO IMPACT	The project site is not utilized for agricultural lands. There will be no impact.	
e.	NO IMPACT	The project site is not utilized for agricultural lands. There will be no impact.	

### III. AIR QUALITY

a.	LESS THAN SIGNIFICANT IMPACT	The proposed learning center will not conflict with or obstruct the implementation of the SCAQMD or congestion management plan, as the learning center would not involve emissions of particulate matter, volatile organic compounds, carbon monoxide or other substantial air emissions at a significant level.	
b.	LESS THAN SIGNIFICANT IMPACT	The construction phase may increase the existing basin-wide air quality violations. However, these impacts will be mitigated by construction mitigation measures imposed by the City.	
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project would result in direct emissions of greenhouse gases due to fuel combustion from construction equipment, motor vehicles, and building and heating systems associated with the project, and would contribute to the global greenhouse gases inventory. A project's with the implementing programs and regulations to achieve the statewide greenhouse gas emission reduction goals established under AB32 cannot be evaluated explicitly because they are still under development. Nonetheless, the Climate Action Team, established by Executive Order S-3-05, has recommended strategies for implementation at the statewide level to meet the goals of the executive order. Implementation of this mitigation measure will reduce the impact to less than significant.	III-10 The proposed project shall meet the City's Green Building Ordinance standards. Items that may be incorporated in the project identified in the City's Green Building Ordinance include low-flow plumbing fixtures, dual flush toilets, a cool roof, and recycle contents in construction materials such as carpet. The inclusion of such items as required by the Green Building Ordinance will improve the energy efficiency of the project and reduce greenhouse gas emissions associated with the project. Also, see Mitigation Measure VIB2.
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The operation impacts to the students and occupants of the building will be mitigated to a less than significant level by use of an air filtration system.	III-50
e.	LESS THAN SIGNIFICANT IMPACT	No objectionable odors are anticipated to result from the project.	

### IV. BIOLOGICAL RESOURCES

a.	NO IMPACT	The site is located within a developed area. No sensitive species are expected to be located on the site. No impact will result.	
----	-----------	--	--

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

b.	NO IMPACT	The site does not contain riparian habitat or sensitive natural communities. No impact will result.	
c.	NO IMPACT	The site does not contain wetlands. No impact will result.	
d.	LESS THAN SIGNIFICANT IMPACT	The project area is full developed. The site does not contain wildlife corridors. There will be no impact.	
e.	NO IMPACT	The project will not conflict with any local policies or ordinances protecting biological resources. There will be no impact.	
f.	LESS THAN SIGNIFICANT IMPACT	There are five trees greater than 8 inches in diameter. Two trees are proposed to be removed. The project will be required to replace these trees on a 1:1 basis to ensure the impact is mitigated to less than significant levels.	

#### V. CULTURAL RESOURCES

a.	NO IMPACT	The site does not contain any historic resources. No impact would result.	
b.	NO IMPACT	The site is not located in an area of known archaeological resources. No impact would result.	
c.	NO IMPACT	The site is not located in an area of known paleontological resources. No impact would result.	
d.	NO IMPACT	No human remains are anticipated to be located at the project site. No impact would result.	

#### VI. GEOLOGY AND SOILS

a.	LESS THAN SIGNIFICANT IMPACT	The site is not located in an Alquist Priolo zone. There will be no impact.	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The subject property is subject to strong seismic shaking. However, this impact will be reduced to less than significant by following the Universal Building Code Standards during construction.	VI-10
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The subject site is located within a liquefaction area. The project will be required to comply with Uniform Building Codes, provide a geotechnical study, and may be subject to building design construction to reduce the impact to less than significant.	VI-70
d.	NO IMPACT	The site is level and not susceptible to landslides.	

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

e.	LESS THAN SIGNIFICANT IMPACT	The project will not result in a significant loss of topsoil. The site is already developed. Impacts will be less than significant.	
f.	NO IMPACT	The subject site is stable and is not anticipated to become unstable due to construction of the project. No impact would result.	
g.	NO IMPACT	The project site does not contain expansive soils. No impact.	
h.	NO IMPACT	No septic tanks are proposed for this project.	

#### VII. GREEN HOUSE GAS EMISSIONS

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project will be required to comply with the following mitigation measures to address the project's release of greenhouse gas emissions.	VII-10
b.	LESS THAN SIGNIFICANT IMPACT	By complying with the previous mitigation measure related to greenhouse gas emissions, the project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Impacts will be less than significant.	

#### VIII. HAZARDS AND HAZARDOUS MATERIALS

a.	NO IMPACT	The project does not involve the use, transport or disposal of hazardous materials.	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or methane gas into the environment. However, any demolition may result in the release asbestos containing material. The structures shall be reviewed for lead paint and ACMs and shall go through proper treatment to reduce impacts to less than significant.	VIII-10
c.	NO IMPACT	The project does not involve the use, transport or disposal of hazardous materials. Therefore, there would be no impact on any schools located within one-quarter mile of the project site.	
d.	NO IMPACT	The project site and surrounding area is not located on a hazardous materials site. There will be no impact.	
e.	NO IMPACT	The project is not located near an airport.	
f.	NO IMPACT	The project is not located near a private airport.	

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

g.	LESS THAN SIGNIFICANT IMPACT	The applicant will be required to submit an emergency evacuation plan for review by the Fire Department. Upon review and approval, the project will not interfere with any emergency response or evacuation plans.	
h.	NO IMPACT	The project site is not located in an area of wildland fires. No impact would result.	

#### IX. HYDROLOGY AND WATER QUALITY

a.	LESS THAN SIGNIFICANT IMPACT	The proposed development is not projected to violate any water quality or water discharge requirements.	
b.	LESS THAN SIGNIFICANT IMPACT	The proposed project is not projected to cause the depletion of groundwater supplies or the interference of groundwater recharge. The project will continue to be supplied with water by LADWP.	
c.	NO IMPACT	The project site does not contain a stream or river. The site currently drains into the sewer as will the site with the proposed development. No impacts will result.	
d.	NO IMPACT	The project will be required to control stormwater runoff using Best Management Practices and retention basin. After implementation of mitigation measures, the impact will be reduced to less than significant.	
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project will be required to control stormwater runoff using Best Management Practices and retention basin. After implementation of mitigation measures, the impact will be reduced to less than significant.	IX-20, IX-60
f.	LESS THAN SIGNIFICANT IMPACT	The proposed development is not anticipated to substantially degrade water quality.	
g.	NO IMPACT	The project site is not located within a flood zone. No impact would result.	
h.	NO IMPACT	Please see previous explanation.	
i.	NO IMPACT	Please see previous explanation.	
j.	NO IMPACT	The subject property is not located within an inundation zone for seiches, tsunamis or mudflow. No impact would result.	

#### X. LAND USE AND PLANNING

a.	NO IMPACT	The proposed development will not physically divide a community.	
----	-----------	--	--

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

b.	LESS THAN SIGNIFICANT IMPACT	The project will not conflict with any of these plans, policies or regulations. The project proposes a learning center, which will require a conditional use to address the project's specific operating characteristics. This will require discretionary review, with conditions of approval to ensure the project will not be detrimental or conflicting with surrounding uses. Impacts will be less than significant upon implementation of the conditions of approval including mitigation measures.	
c.	NO IMPACT	The project site is not subject to a habitat conservation plan or natural community conservation plan.	

#### XI. MINERAL RESOURCES

a.	NO IMPACT	The project site is not located in an area known for containing significant mineral resources.	
b.	NO IMPACT	The project site is not located in an area known for containing significant mineral resources.	

#### XII. NOISE

a.	LESS THAN SIGNIFICANT IMPACT	During construction of the project, the applicant will be required to comply with the City's Noise Ordinance and the attached construction noise mitigation measures to reduce the impact to less than significant.	
b.	LESS THAN SIGNIFICANT IMPACT	Project construction will be typical of other industrial buildings in the area and is not anticipated to result in excessive groundborne vibration or noise levels.	
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<b>The project's construction phase may cause temporary increases in ambient noise levels. Construction mitigation measures will mitigate impacts to less than significant.</b>	XII-20
d.	LESS THAN SIGNIFICANT IMPACT	The proposed development will not cause a significant increase in ambient noise levels in the project vicinity.	
e.	NO IMPACT	No housing will be removed since the site is presently vacant.	
f.	NO IMPACT	No residents will be displaced since the site is presently vacant.	

#### XIII. POPULATION AND HOUSING

a.	NO IMPACT	The proposed development will introduce a new learning center to the area. However, the development will not induce population growth in the area.	
----	-----------	--	--

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

b.	NO IMPACT	No housing will be removed since the site was not previously utilized for residences.	
c.	NO IMPACT	No residents will be displaced. See above explanation.	

#### XIV. PUBLIC SERVICES

a.	LESS THAN SIGNIFICANT IMPACT	The project site is within an area with adequate fire response times. Nonetheless, the project will be reviewed by the LA Fire Department to ensure the project will not have significant impacts.	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project should not result in a significant increase in police response times. However, the project will be required to be reviewed for safety purposes.	XIV-30
c.	NO IMPACT	The project will not increase the demand on area schools since no residences will be introduced. There will be no impact.	
d.	NO IMPACT	The project will not create an impact on public services for parks.	
e.	LESS THAN SIGNIFICANT IMPACT	Street dedications may be required on Lankershim Boulevard in compliance with Major Highway standards. Impacts will be less than significant.	

#### XV. RECREATION

a.	NO IMPACT	The proposed development will not cause adverse effects to recreational facilities.	
b.	NO IMPACT	The proposed development will not cause adverse effects to recreational facilities or cause a need to expand recreational services or facilities.	

#### XVI. TRANSPORTATION/TRAFFIC

a.	LESS THAN SIGNIFICANT IMPACT	According to the Department of Transportation's memo dated March 22, 2010, the proposed development will not substantially increase the traffic load and street capacity of the street system. The impact will be less than significant.	
b.	LESS THAN SIGNIFICANT IMPACT	According to the Department of Transportation's memo dated March 22, 2010, the proposed development will not substantially increase the level of service on the surrounding streets. The impact will be less than significant.	
c.	LESS THAN SIGNIFICANT IMPACT	No change in air traffic patterns will result from the proposed development.	
d.	LESS THAN SIGNIFICANT IMPACT	The proposed development does not include any hazardous design features and will not cause any effects to vehicle access or circulation.	

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

e.	LESS THAN SIGNIFICANT IMPACT	Both LADOT and the Fire Department will review the project's emergency access to ensure that potential impacts are mitigated to less than significant.	
f.	LESS THAN SIGNIFICANT IMPACT	The proposed development will not conflict with any transportation policies and plans.	

**XVII. UTILITIES AND SERVICE SYSTEMS**

a.	LESS THAN SIGNIFICANT IMPACT	The proposed development will not cause any adverse effects to wastewater treatment requirements of the Los Angeles Regional Water Quality Control Board.	
b.	NO IMPACT	The proposed development will not cause any adverse effects to wastewater treatment facilities or cause a need to expand those facilities.	
c.	NO IMPACT	The proposed development will not cause any adverse effects to stormwater facilities.	
d.	LESS THAN SIGNIFICANT IMPACT	DWP's most recent urban water management plan indicates that a sufficient water supply is expected to serve projects such as that proposed. Therefore, sufficient water supplies would be available to serve the proposed development and resources and new or expanded entitlements will not be necessary.	
e.	LESS THAN SIGNIFICANT IMPACT	Any increase in wastewater can be accommodated by the wastewater treatment provider. The impact will be less than significant.	
f.	LESS THAN SIGNIFICANT IMPACT	Local landfills have sufficient capacity to serve this development. Impacts will be less than significant.	
g.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<b>The proposed development will be required to include on-site recycling to reduce the amount of trash going to landfills. This will reduce the solid waste impact to less than significant.</b>	XVII-90

**XVIII. MANDATORY FINDINGS OF SIGNIFICANCE**

a.	LESS THAN SIGNIFICANT IMPACT	The proposed development would not potentially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number of 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 because: the subject site and	
----	------------------------------	--	--



Impact?	Explanation	Mitigation Measures
	<p>surrounding area is a built-out urban environment containing industrial uses as well as residential uses, infrastructure (including streets, pavement, structures, street lighting, vehicular traffic, gas and electrical lines and other utilities), and other artificial physical elements that do not provide for a natural environment or habitat to sustain native plants and animal species. Further, the development proposed would be conditioned so it would not change the character of, or alter the physical environment substantially from current baseline conditions.</p>	
<p>b. LESS THAN SIGNIFICANT IMPACT</p>	<p>The proposed development would not be cumulatively considerable as the structure would not generate traffic, produce wastewater, or otherwise cause any significant change to the physical environment. The proposed development would have minimal effect on the physical environment.</p>	
<p>c. LESS THAN SIGNIFICANT IMPACT</p>	<p>After implementation of mitigation measures, the proposed development does not have any significant direct or indirect impacts to human beings.</p>	