

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 1 - GILBERT CEDILLO
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PROJECT TITLE ENV-2013-4161-MND	CASE NO. ZA-2001-5451-CU-PA1
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PROJECT LOCATION
3721 N MARMION WAY

PROJECT DESCRIPTION
Remove existing 22-foot church sign and replace with a 45-foot unmanned wireless telecommunications facility disguised as a church bell tower sign. Install 12 antennas, 24 remote radio units, one surge suppressor, and two GPS antennas. Install ancillary equipment next to existing church building in a 6.5' x 36' lease area.

NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY
Kathleen Connor
Eukon Group
65 Post, Suite 1000
Irvine, CA 92618

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 MICHAEL SIN	TITLE Planning Assistant	TELEPHONE NUMBER (213) 978-1345
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ADDRESS 200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA. 90012	SIGNATURE (Official) 	DATE MAY 5, 2014
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I-70. Aesthetics (Unmanned Wireless Telecommunications Facility)

- Environmental impacts may result to the character and aesthetics of a neighborhood by project implementation. However, the potential impact will be mitigated to a less than significant level by the following measure:
- The proposed facility shall be disguised so as to blend into the surrounding neighborhood to the satisfaction of the decision-maker. This may involve, but not be limited to, one or more of the following: painting and texturing to match the existing surroundings, disguising the installation, concealment behind screen walls, incorporation into existing structures, and/or surrounding the installation with additional landscaping.

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-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.
- The proposed digital signage shall comply with all applicable regulations in the Municipal Code that pertain to signage.

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CALIFORNIA ENVIRONMENTAL QUALITY ACT

**INITIAL STUDY
and CHECKLIST**

(CEQA Guidelines Section 15063)

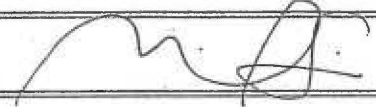
There appears to be a change in project description. No further action is considered at this time.

LEAD CITY AGENCY: City of Los Angeles		COUNCIL DISTRICT: CD 1 - GILBERT CEDILLO	DATE:
RESPONSIBLE AGENCIES: Department of City Planning			
ENVIRONMENTAL CASE: ENV-2013-4161-MND		RELATED CASES: ZA-2001-5451-CU-PA1	
PREVIOUS ACTIONS CASE NO.: ENV-2001-5452-CE, ZA-2001-5451-CU		<input checked="" type="checkbox"/> Does have significant changes from previous actions. <input type="checkbox"/> Does NOT have significant changes from previous actions	
PROJECT DESCRIPTION: ADDITION TO AN EXISTING WIRELESS TELECOMMUNICATION FACILITIES (CO-LOCATION)			
ENV PROJECT DESCRIPTION: Remove existing 22-foot church sign and replace with a 45-foot unmanned wireless telecommunications facility disguised as a church bell tower sign. Install 12 antennas, 24 remote radio units, one surge suppressor, and two GPS antennas. Install ancillary equipment next to existing church building in a 6.5' x 36' lease area.			
ENVIRONMENTAL SETTINGS: The property is located in the Northeast Los Angeles Community Plan area and is 2.1 km from the nearest known earthquake fault. The property is developed with a 4,316 square feet church building. The project is not located within an airport hazard zone; high wind velocity area; or fire, flood, oil, or methane hazard zone; but is located in a liquefaction zone. Avenue 37, abutting the property to the northeast, is a Local Street dedicated to a width of 60 feet. Arroyo Seco Avenue, abutting the property to the northwest, is a Local Street dedicated to a width of 60 feet. Marmion Way, abutting the property to the west, is a Local Street dedicated to a width of 40 feet. Adjacent properties comprise of residential and public facility uses with single-family and multiple-family dwellings located to the south, west, and north. Tracks for the Metro Gold Line train are located to the east.			
PROJECT LOCATION: 3721 N MARMION WAY			
COMMUNITY PLAN AREA: NORTHEAST LOS ANGELES STATUS: <input checked="" type="checkbox"/> Does Conform to Plan <input type="checkbox"/> Does NOT Conform to Plan		AREA PLANNING COMMISSION: EAST LOS ANGELES	CERTIFIED NEIGHBORHOOD COUNCIL: ARROYO SECO
EXISTING ZONING: [T][Q]RAS3-1VL		MAX. DENSITY/INTENSITY ALLOWED BY ZONING:	
GENERAL PLAN LAND USE: COMMUNITY COMMERCIAL		MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION:	
		PROPOSED PROJECT DENSITY:	
		LA River Adjacent: NO	

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.

	Planning Assistant	(213) 978-1345
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"/> GREEN HOUSE GAS EMISSIONS	<input type="checkbox"/> POPULATION AND HOUSING
<input type="checkbox"/> AGRICULTURE AND FOREST RESOURCES	<input type="checkbox"/> HAZARDS AND HAZARDOUS MATERIALS	<input type="checkbox"/> PUBLIC SERVICES
<input type="checkbox"/> AIR QUALITY	<input type="checkbox"/> HYDROLOGY AND WATER QUALITY	<input type="checkbox"/> RECREATION
<input type="checkbox"/> BIOLOGICAL RESOURCES	<input type="checkbox"/> LAND USE AND PLANNING	<input type="checkbox"/> TRANSPORTATION/TRAFFIC
<input type="checkbox"/> CULTURAL RESOURCES	<input type="checkbox"/> MINERAL RESOURCES	<input type="checkbox"/> UTILITIES AND SERVICE SYSTEMS
<input type="checkbox"/> GEOLOGY AND SOILS	<input type="checkbox"/> NOISE	<input type="checkbox"/> MANDATORY FINDINGS OF SIGNIFICANCE

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

Background

PROPONENT NAME:

Kathleen Connor

PHONE NUMBER:

(714) 625-5930

APPLICANT ADDRESS:

Eukon Group
65 Post, Suite 1000
Irvine, CA 92618

DATE SUBMITTED:

12/27/2013

AGENCY REQUIRING CHECKLIST:

Department of City Planning

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

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				✓
f.	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				✓
XIII. POPULATION AND HOUSING					
a.	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				✓
b.	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				✓
c.	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				✓
XIV. PUBLIC SERVICES					
a.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Fire protection?				✓
b.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Police protection?				✓
c.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Schools?				✓
d.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Parks?				✓
e.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Other public facilities?				✓
XV. RECREATION					
a.	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				✓
b.	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				✓
XVI. TRANSPORTATION/TRAFFIC					
a.	Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				✓

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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b.	Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			✓
c.	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?			✓
d.	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			✓
e.	Result in inadequate emergency access?			✓
f.	Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities supporting alternative transportation (e.g., bus turnouts, bicycle racks)?			✓
XVII. UTILITIES AND SERVICE SYSTEMS				
a.	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			✓
b.	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			✓
c.	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			✓
d.	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			✓
e.	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			✓
f.	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			✓
g.	Comply with federal, state, and local statutes and regulations related to solid waste?			✓
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE				
a.	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			✓
b.	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?		✓	
c.	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			✓

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

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

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

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

The project as identified in the project description may cause potentially significant impacts on the environment without mitigation. Therefore, this environmental analysis concludes that a Mitigated Negative Declaration shall be issued to avoid and mitigate all potential adverse impacts on the environment by the imposition of mitigation measures and/or conditions contained and expressed in this document; the environmental case file known as ENV-2013-4161-MND and the associated case(s), ZA-2001-5451-CU-PA1 . 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: Planning Assistant	TELEPHONE NO.: (213) 978-1345	DATE: 03/21/2014
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Impact?	Explanation	Mitigation Measures
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APPENDIX A: ENVIRONMENTAL IMPACTS EXPLANATION TABLE

I. AESTHETICS		
a.	NO IMPACT	The project is not located on or near any scenic vista. No impact would occur.
b.	NO IMPACT	The project is not located along a City-Designated Scenic Highway and will not substantially damage any scenic resources. No impact would result.
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The proposed facility will be disguised as a new standalone church bell tower. Although the antennas and other associated equipment will not be directly visible from adjoining properties and public rights of way, the proposed structure is considerably larger than the existing sign it will replace. The new standalone bell tower may also be a target for vandalism.
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project involves the addition of digital signage on the new standalone church bell tower. This may result in a new source of light or glare which would adversely affect day or nighttime views in the area.
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 project is not located on or near any land zoned for agricultural use or under a Williamson Act contract. No impact would occur.
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	The project is not located on or near any Farmland or Forest Land and would not cause the conversion of Farmland to Non-Agricultural Use or Forest Land to Non-Forest Use. No impact would occur.
III. AIR QUALITY		
a.	NO IMPACT	The proposed project will not conflict with or obstruct implementation of either plan.

Impact?	Explanation	Mitigation Measures	
b.	NO IMPACT	The project does not propose to deviate from any requirements of the Air Quality Management Program ("AQMP"), which establishes the appropriate rules and regulations in enforcing federal and state air quality standards. No impact would occur.	
c.	NO IMPACT	The project would not 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. No impact would occur.	
d.	NO IMPACT	The proposed project will not expose sensitive receptors to substantial pollutant concentrations.	
e.	NO IMPACT	The proposed project will not create odors affecting a substantial number of people.	
IV. BIOLOGICAL RESOURCES			
a.	NO IMPACT	No species identified as a candidate, sensitive, or special status species is known to be present on or near the proposed project. No impact would occur.	
b.	NO IMPACT	The project is not located on or near any riparian habitat or other sensitive natural community. No impact would occur.	
c.	NO IMPACT	The project is not located on or near any federally protected wetlands. No impact would occur.	
d.	NO IMPACT	No native wildlife corridor or native wildlife nursery site is known to be present on or near the project. No impact would occur.	
e.	NO IMPACT	No local policy or ordinance protecting biological resources is affected by the project. No impact would occur.	
f.	NO IMPACT	The project is not located on or near any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. No impact would occur.	
V. CULTURAL RESOURCES			
a.	NO IMPACT	No historic resource exists on site. No impact would occur.	
b.	NO IMPACT	No archaeological resource is known to be present on site. No impact would occur.	
c.	NO IMPACT	No unique paleontological resource or site or unique geologic feature is known to be present on site. No impact would occur.	

Impact?	Explanation	Mitigation Measures	
d.	NO IMPACT	No human remains are known to be present on site. No impact would occur.	
VI. GEOLOGY AND SOILS			
a.	NO IMPACT	The project is not located within an Alquist-Priolo Earthquake Fault Zone. No impact would occur.	
b.	LESS THAN SIGNIFICANT IMPACT	The project is located in an area known to have seismic activity; however, it will be required to comply with all applicable Los Angeles and California Building Codes. Project impacts would be less than significant.	
c.	LESS THAN SIGNIFICANT IMPACT	The project is located in a liquefaction zone; however, the project will be required to comply with all applicable Los Angeles and California Building Codes. Project impacts would be less than significant.	
d.	NO IMPACT	The project is not located within Landslide Area. No impact would occur.	
e.	NO IMPACT	The project does not require any grading, clearing or excavation activities. No impact would occur.	
f.	NO IMPACT	Soil will not become unstable as a result of the project. No impact would occur.	
g.	NO IMPACT	The project is not located in an area known to have expansive soil. No impact would occur.	
h.	NO IMPACT	The project does not include the use of septic tanks or alternative waste water disposal systems. No impact would occur.	
VII. GREEN HOUSE GAS EMISSIONS			
a.	NO IMPACT	The City of Los Angeles has not yet established CEQA thresholds to determine what amount of greenhouse gas emissions would have a significant impact on the environment. Therefore, impacts are assumed to be less than significant.	
b.	NO IMPACT	The project is not expected to result in a significant increase in greenhouse gas emissions; therefore, the project does not conflict with any applicable plan, policy, or regulation pertaining to the emissions of greenhouse gases.	
VIII. HAZARDS AND HAZARDOUS MATERIALS			
a.	NO IMPACT	The project does not involve the routine transport, use, or disposal of hazardous materials. No impact.	
b.	NO IMPACT	The project does not involve the use of hazardous materials. No impact.	

Impact?	Explanation	Mitigation Measures	
c.	NO IMPACT	The project does not involve hazardous materials, substances, or waste. No impact.	
d.	NO IMPACT	The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. No impact would occur.	
e.	NO IMPACT	The project is not 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. No impact would occur.	
f.	NO IMPACT	The project is not located within the vicinity of a private airstrip. No impact would occur.	
g.	NO IMPACT	The project does not include any construction or alteration which would affect emergency access. No impact would occur.	
h.	NO IMPACT	The project site is not located in a wildlands area. No impact would occur.	
IX. HYDROLOGY AND WATER QUALITY			
a.	NO IMPACT	The project does not propose to deviate from any requirements of the Bureau of Sanitation, which establishes the water quality standards or waste discharge requirements for the City of Los Angeles. No impact would occur.	
b.	NO IMPACT	The project does not propose to reduce permeable areas or to construct impervious surfaces beyond those established in the Bureau of Engineering Manual Part G, Storm Drain Design. No impact would occur.	
c.	NO IMPACT	The project does not propose to deviate from any requirements of the Bureau of Sanitation or the Department of Building and Safety, which establishes water run-off requirements for the City of Los Angeles. No impact would occur.	
d.	NO IMPACT	The project does not propose to deviate from any requirements of the Bureau of Sanitation or the Department of Building and Safety, which establishes water run-off requirements for the City of Los Angeles. No impact would occur.	
e.	NO IMPACT	The project does not propose to deviate from any requirements of the Bureau of Sanitation, which manages existing and planned stormwater drainage systems for the City of Los Angeles. No impact would occur.	

Impact?	Explanation	Mitigation Measures	
f.	NO IMPACT	The project does not propose to deviate from any requirements of the Bureau of Sanitation, which establishes standards for water quality. No impact would occur.	
g.	NO IMPACT	The project does not include any housing. No impact would occur.	
h.	NO IMPACT	The project is not located within a 100-year flood plain. No impact would occur.	
i.	NO IMPACT	The project is not located in an area susceptible to adverse effects from any levee or dam failure. No impact would occur.	
j.	NO IMPACT	The project is not located in an area susceptible to adverse effects from any tsunami, mudflow or seiche. No impact would occur.	
X. LAND USE AND PLANNING			
a.	NO IMPACT	The project is the construction of a new, wireless telecommunications facility and would not result in the division of an established community. No impact would occur.	
b.	LESS THAN SIGNIFICANT IMPACT	The Municipal Code requires specific entitlements to allow the proposed project, which the project is seeking through this request. With approval of the request, the project will be in conformance with the Municipal Code and all applicable land use regulations, and impacts will be less than significant.	
c.	NO IMPACT	The project is not located on or near any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. 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.	NO IMPACT	The project does not propose to deviate from any requirements of the Noise Element of the General Plan, Section 111 of the L.A.M.C., or any other applicable noise standard. No impact would occur.	
b.	NO IMPACT	The project does not include any construction or a use which would generate groundborne noise or vibrations. No impact would occur.	

Impact?	Explanation	Mitigation Measures
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c.	NO IMPACT	The project does not include a use which would generate noise levels above the existing ambient levels. No impact would occur.
d.	NO IMPACT	The project does not include a use which would generate noise levels above the existing ambient levels. No impact would occur.
e.	NO IMPACT	The project is not 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. No impact would occur.
f.	NO IMPACT	The project is not located within the vicinity of a private airstrip. No impact would occur.

XIII. POPULATION AND HOUSING

a.	NO IMPACT	The project does not include the construction a structure or a use which would induce any population growth. No impact would occur.
b.	NO IMPACT	The project does not include the demolition of any residential units or a use which would displace any housing. No impact would occur.
c.	NO IMPACT	The project does not include the demolition of any residential units or a use which would displace any people. No impact would occur.

XIV. PUBLIC SERVICES

a.	NO IMPACT	The project does not include any construction or use which would require fire services beyond the existing demand. No impact would occur.
b.	NO IMPACT	The project does not include any construction or use which would require police services beyond the existing demand. No impact would occur.
c.	NO IMPACT	The project does not include any construction or use which would require school services beyond the existing demand. No impact would occur.
d.	NO IMPACT	The project does not include any construction or use which would require park services beyond the existing demand. No impact would occur.
e.	NO IMPACT	The project does not include any construction or use which would require other government services beyond the existing demand. No impact would occur.

XV. RECREATION

	Impact?	Explanation	Mitigation Measures
a.	NO IMPACT	The project does not include any construction or use which would increase demand on existing recreational facilities. No impact would occur.	
b.	NO IMPACT	The project does not include or require the construction of any recreational facilities. No impact would occur.	
XVI. TRANSPORTATION/TRAFFIC			
a.	NO IMPACT	The project does not include any construction or a use which would generate any new vehicle trips. No impact to the level of service at any intersection would occur.	
b.	NO IMPACT	The project does not include any construction or a use which would generate any new vehicle trips. No impact to the congestion management program would occur.	
c.	NO IMPACT	The project does not include any construction or a use which would affect air traffic patterns. No impact would occur.	
d.	NO IMPACT	The project does not include any construction or alteration which would affect site access, or could create conflicts between vehicles and pedestrians, vehicles and bicycles or vehicles and vehicles. No impact would occur.	
e.	NO IMPACT	The project does not include any construction or alteration which would affect site access. No impact would occur.	
f.	NO IMPACT	The project does not include any construction or alteration which would affect the Bike Plan or the Walkability Checklist. No impact would occur.	
XVII. UTILITIES AND SERVICE SYSTEMS			
a.	NO IMPACT	The project does not propose to deviate from any requirements of the Los Angeles Regional Water Quality Control Board. No impact would occur.	
b.	NO IMPACT	The project does not include or require the construction of any new water or waste water treatment facilities. No impact would occur.	
c.	NO IMPACT	The project does not include or require the construction of any new stormwater drainage facilities. No impact would occur.	
d.	NO IMPACT	The project does not include a use which requires water. No impact would occur.	

Impact?	Explanation	Mitigation Measures
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e.	NO IMPACT	The project does not propose to deviate from any requirements of the Bureau of Sanitation, which manages the wastewater treatment system. No impact would occur.	
f.	NO IMPACT	The project would not generate any new waste during construction and operation of the use. No impact would occur.	
g.	NO IMPACT	The project would not generate any new waste during construction and operation of the use. No impact would occur.	

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

a.	NO IMPACT	The proposed project does not have the potential to significantly degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, or threaten to eliminate a plant animal community. The project is located in a developed, urbanized area and will not disrupt or hinder any known habitats. No impact would occur.	
b.	LESS THAN SIGNIFICANT IMPACT	The proposed project is located on a property that has an existing wireless telecommunications facility. Because the existing facility is disguised as a bell tower and integrated into the main church building, the proposed project, which would add a standalone bell tower, will result in a less than significant cumulatively considerable impact.	
c.	NO IMPACT	The proposed project does not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.	