


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 2
PROJECT TITLE ENV-2014-2510-MND	CASE NO. DIR-2014-2511-SPP
PROJECT LOCATION 5258 N HERMITAGE AVE	
PROJECT DESCRIPTION DEMOLITION OF TWO (2) SEPARATE SINGLE-FAMILY DWELLING BUILT CIRCA 1940 AND REPLACED BY THE CONSTRUCTION OF A 2-STORY, 5-UNIT CONDOMINIUM BUILDING. THE APPLICANT IS REQUIRED TO FILE FOR THE FOLLOWING ENTITLEMENTS INCLUDING A PROJECT PERMIT COMPLIANCE APPROVAL UNDER THE VALLEY VILLAGE SPECIFIC PLAN AND A TENTATIVE TRACT MAP APPROVAL. THE PROJECT SITE IS APPROXIMATELY 7,600 SQUARE FEET. THE ZONING ON THE SITE IS [Q]R3-1 AND THE COMMUNITY PLAN DESIGNATE THE PROJECT AS MEDIUM RESIDENTIAL. THE Q CONDITION ON THE ZONING OF THE PROPERTY LIMITS DENSITY TO 1 UNIT PER 1,200 SQUARE FEET OF LOT AREA. AT COMPLETION OF THE PROPOSED PROJECT, THE BUILDING WILL BE APPROXIMATELY 7,600 SQUARE FEET UP TO A MAXIMUM HEIGHT OF 34'-0". THE PROJECT WILL PROVIDE 12 PARKING SPACES. THE PROJECT WILL REMOVE THREE (3) MATURE TREES.	
NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY JOE SALEM (OWNER) NE DESIGNS INC. - ATTN: DANIELA BERNHARD (REP.) 20555 SUPERIOR STREET, CHATSWORTH, CA. 91311 (OWNER) 15230 BURBANK BOULEVARD, SUITE 106, SHERMAN OAKS, CA. 91411 (REP.)	
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 <div style="text-align: center;">(CONTINUED ON PAGE 2)</div>	
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 Thomas Lee Glick	TITLE CITY PLANNER
TELEPHONE NUMBER (818) 374-5052	
ADDRESS 200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA. 90012	SIGNATURE (Official) 
DATE DECEMBER 3, 2014	

- 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 Landscape Practitioner (Sec. 12.40-D) and to the satisfaction of the decision maker.
- 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.
- 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-60. Objectionable Odors (Commercial Trash Receptacles)**
- Environmental impacts may result from project implementation due to the location of trash receptacles near adjacent residences. However, these impacts will be mitigated to a less than significant level by the following measure:
 - Open trash receptacles shall be located a minimum of 50 feet from the property line of any residential zone or use.
 - Trash receptacles located within an enclosed building or structure shall not be required to observe this minimum buffer.
- III-70. Objectionable Odors**
- Environmental impacts to adjacent residential properties may result due to objectionable odors from the proposed project. However, these impacts can be mitigated to a less than significant level by the following measures:
 - No window openings or exhaust vents shall be permitted on the building facade which abuts a residential use or zone.
- IV-50. Tree Report**
- - Prior to the issuance of a grading or building permit, the applicant shall prepare and submit a Tree Report, prepared by a Tree Expert as defined in Section 17.02, indicating the location, size, type, and condition of all existing trees on the site. Such report shall also contain a recommendation of measures to ensure the protection, relocation, or replacement of affected trees during grading and construction activities.
- IV-60. Tree Preservation (Grading Activities)**
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- "Orange fencing" or other similarly highly visible barrier shall be installed outside of the drip line of locally protected and significant (trunk diameter of 8 inches or greater) non-protected trees, or as may be recommended by the Tree Expert. The barrier shall be maintained throughout the grading phase, and shall not be removed until the completion and cessation of all grading activities.

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

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

IV-80. Tree Removal (Locally Protected Species)

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

V-20. Cultural Resources (Archaeological)

- Environmental impacts may result from project implementation due to discovery of unrecorded archaeological resources. However, the potential impacts will be mitigated to a less than significant level by the following measures:
- If any archaeological materials are encountered during the course of project development, all further development activity shall halt and:
- The services of an archaeologist shall then be secured by contacting the South Central Coastal Information Center (657-278-5395) located at California State University Fullerton, or a member of the Society of Professional Archaeologist (SOPA) or a SOPA-qualified archaeologist, who shall assess the discovered material(s) and prepare a survey, study or report evaluating the impact.
- The archaeologist's survey, study or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource.
- The applicant shall comply with the recommendations of the evaluating archaeologist, as contained in the survey, study or report.

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- Project development activities may resume once copies of the archaeological survey, study or report are submitted to: SCCIC Department of Anthropology, McCarthy Hall 477, CSU Fullerton, 800 North State College Boulevard, Fullerton, CA 92834.
- Prior to the issuance of any building permit, the applicant shall submit a letter to the case file indicating what, if any, archaeological reports have been submitted, or a statement indicating that no material was discovered.
- A covenant and agreement binding the applicant to this condition shall be recorded prior to issuance of a grading permit.

V-30. Cultural Resources (Paleontological)

- Environmental impacts may result from project implementation due to discovery of unrecorded paleontological resources. However, the potential impacts will be mitigated to a less than significant level by the following measures:
- If any paleontological materials are encountered during the course of project development, all further development activities shall halt and:
 - a. The services of a paleontologist shall then be secured by contacting the Center for Public Paleontology - USC, UCLA, California State University Los Angeles, California State University Long Beach, or the Los Angeles County Natural History Museum - who shall assess the discovered material(s) and prepare a survey, study or report evaluating the impact.
 - b. The paleontologist's survey, study or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource.
 - c. The applicant shall comply with the recommendations of the evaluating paleontologist, as contained in the survey, study or report.
 - d. Project development activities may resume once copies of the paleontological survey, study or report are submitted to the Los Angeles County Natural History Museum.
- Prior to the issuance of any building permit, the applicant shall submit a letter to the case file indicating what, if any, paleontological reports have been submitted, or a statement indicating that no material was discovered.
- A covenant and agreement binding the applicant to this condition shall be recorded prior to issuance of a grading permit.

V-40. Cultural Resources (Human Remains)

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

VI-10. Seismic

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

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

- Short-term erosion impacts may result from the construction of the proposed project. However, these impacts can be mitigated to a less than significant level by the following measures:

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

VI-50. Geotechnical Report

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- 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 geotechnical report shall assess potential consequences of any 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.

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.

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

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- The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

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

- Environmental impacts may result from project implementation due to the cumulative increase in demand on the City's water supplies. However, this potential impact will be mitigated to a less than significant level by the following measures:

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

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

- Environmental impacts may result from project implementation due to the cumulative increase in demand on the City's water supplies. However, this potential impact will be mitigated to a less than significant level by the following measures:
- If conditions dictate, the Department of Water and Power may postpone new water connections for this project until water supply capacity is adequate.
- Install high-efficiency toilets (maximum 1.28 gpf), including dual-flush water closets, and high-efficiency urinals (maximum 0.5 gpf), including no-flush or waterless urinals, in all restrooms as appropriate.
- Install restroom faucets with a maximum flow rate of 1.5 gallons per minute.
- A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for all landscape irrigation uses.
- Single-pass cooling equipment shall be strictly prohibited from use. Prohibition of such equipment shall be indicated on the building plans and incorporated into tenant lease agreements. (Single-pass cooling refers to the use of potable water to extract heat from process equipment, e.g. vacuum pump, ice machines, by passing the water through equipment and discharging the heated water to the sanitary wastewater system.)

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

- Environmental impacts may result from project implementation due to the cumulative increase in demand on the City's water supplies. However, this potential impact will be mitigated to a less than significant level by the following measures:
- Install no more than one showerhead per shower stall, having a flow rate no greater than 2.0 gallons per minute.
- Install and utilize only high-efficiency clothes washers (water factor of 6.0 or less) in the project, if proposed to be provided in either individual units and/or in a common laundry room(s). If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.
- Install and utilize only high-efficiency Energy Star-rated dishwashers in the project, if proposed to be provided. If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.

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

LEAD CITY AGENCY: City of Los Angeles		COUNCIL DISTRICT: 2	DATE: 10/31/2014
RESPONSIBLE AGENCIES: Department of City Planning			
ENVIRONMENTAL CASE: ENV-2014-2510-MND		RELATED CASES: DIR-2014-2511-SPP	
PREVIOUS ACTIONS CASE NO.:		<input type="checkbox"/> Does have significant changes from previous actions. <input type="checkbox"/> Does NOT have significant changes from previous actions	
PROJECT DESCRIPTION: A NEW 2-STORY 5-UNIT CONDOMINIUM BUILDING WITH A BASEMENT PARKING GARAGE OF 10 PARKING SPACES AND 2 GUEST PARKING SPACES. THE TENTATIVE TRACT NO. IS 72725.			
ENV PROJECT DESCRIPTION: DEMOLITION OF TWO (2) SEPARATE SINGLE-FAMILY DWELLING BUILT CIRCA 1940 AND REPLACED BY THE CONSTRUCTION OF A 2-STORY, 5-UNIT CONDOMINIUM BUILDING. THE APPLICANT IS REQUIRED TO FILE FOR THE FOLLOWING ENTITLEMENTS INCLUDING A PROJECT PERMIT COMPLIANCE APPROVAL UNDER THE VALLEY VILLAGE SPECIFIC PLAN AND A TENTATIVE TRACT MAP APPROVAL. THE PROJECT SITE IS APPROXIMATELY 7,600 SQUARE FEET. THE ZONING ON THE SITE IS [Q]R3-1 AND THE COMMUNITY PLAN DESIGNATE THE PROJECT AS MEDIUM RESIDENTIAL. THE Q CONDITION ON THE ZONING OF THE PROPERTY LIMITS DENSITY TO 1 UNIT PER 1,200 SQUARE FEET OF LOT AREA. AT COMPLETION OF THE PROPOSED PROJECT, THE BUILDING WILL BE APPROXIMATELY 7,600 SQUARE FEET UP TO A MAXIMUM HEIGHT OF 34'-0". THE PROJECT WILL PROVIDE 12 PARKING SPACES. THE PROJECT WILL REMOVE THREE (3) MATURE TREES.			
ENVIRONMENTAL SETTINGS: THE PROPOSED PROJECT IS LOCATED WITHIN THE BOUNDRIES OF THE NORTH HOLLYWOOD-VALLEY VILLAGE COMMUNITY PLAN AND SPECIFICALLY WITHIN THE VALLEY VILLAGE SPECIFIC PLAN. THE AREA IS CHARACTERIZED AS AN URBANIZED WITHIN A LARGE AREA OF MULTIPLE-FAMILY RESIDENTIAL ZONING. THE PROPOSED PROJECT IS CONSISTENT WITH THE ZONING AND LAND USE DESIGNATION AND IS A TYPICAL-TYPE LAND USE IN THE SURROUNDING AREA. THE Q CONDITION ON THE ZONING OF THE PROPERTY, AS WITH MANY R3-1 ZONED PROPERTIES IN THE AREA, LIMITS DENSITY TO 1 UNIT PER 1,200 SQUARE FEET OF LOT AREA.			
PROJECT LOCATION: 5258 N HERMITAGE AVE			
COMMUNITY PLAN AREA: NORTH HOLLYWOOD - VALLEY VILLAGE STATUS: <input checked="" type="checkbox"/> Does Conform to Plan <input type="checkbox"/> Does NOT Conform to Plan		AREA PLANNING COMMISSION: SOUTH VALLEY	CERTIFIED NEIGHBORHOOD COUNCIL: VALLEY VILLAGE
EXISTING ZONING: [Q]R3-1		MAX. DENSITY/INTENSITY ALLOWED BY ZONING: 6 UNITS	LA River Adjacent: NO
GENERAL PLAN LAND USE: MEDIUM DENSITY		MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION: 6 UNITS	

	PROPOSED PROJECT DENSITY: 5 UNITS
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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.

Tom Glick

CITY PLANNER

(818) 374-5052

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 checked="" type="checkbox"/> AIR QUALITY	<input type="checkbox"/> HYDROLOGY AND WATER QUALITY	<input type="checkbox"/> RECREATION
<input checked="" type="checkbox"/> BIOLOGICAL RESOURCES	<input type="checkbox"/> LAND USE AND PLANNING	<input type="checkbox"/> TRANSPORTATION/TRAFFIC
<input checked="" type="checkbox"/> CULTURAL RESOURCES	<input type="checkbox"/> MINERAL RESOURCES	<input checked="" type="checkbox"/> UTILITIES AND SERVICE SYSTEMS
<input checked="" type="checkbox"/> GEOLOGY AND SOILS	<input checked="" type="checkbox"/> NOISE	<input type="checkbox"/> MANDATORY FINDINGS OF SIGNIFICANCE

INITIAL STUDY CHECKLIST

(To be completed by the Lead City Agency)

Background

PROPONENT NAME:

JOE SALEM (OWNER)
NE DESIGNS INC. - ATTN.: DANIELA BERNHARD (REP.)

PHONE NUMBER:

(818) 789-6439

APPLICANT ADDRESS:

20555 SUPERIOR STREET, CHATSWORTH, CA. 91311 (OWNER)
15230 BURBANK BOULEVARD, SUITE 106, SHERMAN OAKS, CA. 91411 (REP.)

AGENCY REQUIRING CHECKLIST:

Department of City Planning

DATE SUBMITTED:

07/11/2014

PROPOSAL NAME (If Applicable):

PROJECT PERMIT COMPLIANCE APPROVAL REQUEST (VALLEY VILLAGE SPECIFIC PLAN) AND TENTATIVE TRACT MAP (NO. 72725) REQUEST FOR 5258 HERMITAGE AVENUE

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-2014-2510-MND and the associated case(s), DIR-2014-2511-SPP. Finally, based on the fact that these impacts can be feasibly mitigated to less than significant, and based on the findings and thresholds for Mandatory Findings of Significance as described in the California Environmental Quality Act, section 15065, the overall project impact(s) on the environment (after mitigation) will not:

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

ADDITIONAL INFORMATION:

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

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

PREPARED BY:	TITLE:	TELEPHONE NO.:	DATE:
Thomas Lee Glick	CITY PLANNER	(818) 374-5052	10/31/2014

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

I. AESTHETICS			
a.	NO IMPACT	LOCATED IN URBANIZED AREA, NO SCENIC VISTAS NEAR PROJECT SITE.	
b.	NO IMPACT	LOCATED IN AN URBANIZED AREA WITH NO SCENIC RESOURCES LOCATED NEAR THE PROJECT SITE.	
c.	NO IMPACT	THE PROJECT IS CONSISTENT WITH THE SURROUNDING DENSITIES AND BUILDING STYLE. THE PROPOSED 5 UNITS IS WELL WITHIN THE ZONING AND COMMUNITY PLAN'S LAND USE.	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	POTENTIAL LIGHTING IMPACTS AND GENERAL AESTHETIC IMPACTS RELATED TO LANDSCAPING AND SUCH.	I-10, I-120, I-130 RESIDENTIAL NEIGHBORHOOD WITH A STRONG DESIRE TO PROTECT IMPACTS RELATED TO LIGHT, GLARE AND INCOMPATIBLE LANDSCAPING.
II. AGRICULTURE AND FOREST RESOURCES			
a.	NO IMPACT	The project site is located in a developed urban area. There is no farmland or agricultural or forest uses on or in close proximity to the site. No impact will occur.	
b.	NO IMPACT	The project site is located in a developed urban area. There is no farmland or agricultural or forest uses on or in close proximity to the site. No impact will occur.	
c.	NO IMPACT	The project site is located in a developed urban area. There is no farmland or agricultural or forest uses on or in close proximity to the site. No impact will occur.	
d.	NO IMPACT	The project site is located in a developed urban area. There is no farmland or agricultural or forest uses on or in close proximity to the site. No impact will occur.	
e.	NO IMPACT	The project site is located in a developed urban area. There is no farmland or agricultural or forest uses on or in close proximity to the site. No impact will occur.	
III. AIR QUALITY			
a.	NO IMPACT	No violation of air quality standards are predicted.	
b.	NO IMPACT	No violation of air quality standards are predicted.	
c.	NO IMPACT	No violation of air quality standards are predicted.	

Impact?	Explanation	Mitigation Measures
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d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project could increase air pollution in the vicinity during the demolition and construction phases. However, the Mitigation Measures will reduce these impacts to a less than significant level.	III-10 CONSTRUCTION IMPACTS TO SURROUNDING PROPERTIES.
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE PROJECT COULD RESULT IN IMPACTS TO ADJACENT RESIDENCES RELATED TO TRASH RECEPTILES.	III-60, III-70 LIMITING THE LOCATION OF EXHAUST VENT NEXT TO OTHER RESIDENCES AND ALSO IMPOSING THE COMMERCIAL TRASH CAN LIMITATION ON THIS MULTI-FAMILY USE.

IV. BIOLOGICAL RESOURCES

a.	NO IMPACT	The project proposes to utilize an existing building located within a highly urbanized area; the project results in no impact on protected species, habitats, or biological communities.	
b.	NO IMPACT	The project is not located near any sensitive communities and as a result they will be no foreseeable impact on any riparian or other sensitive natural communities.	
c.	NO IMPACT	The project proposes to utilize to construct a building located within a highly urbanized area; the project results in no impact on protected wetland areas.	
d.	NO IMPACT	The project results in no impact on the migration of wildlife or access or availability of nursery sites.	
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project will lead to the removal of 3 trees which have not been identified so worst case is assumed.	IV-50, IV-60, IV-70, IV-80 The applicant stated that the trees are not protected. The mitigation measures are imposed in a worst case way so the applicant must prepare a tree report and identify all trees to be removed and if necessary replace.
f.	NO IMPACT	The project results in no impact on any habitat or natural community conservation plan.	

V. CULTURAL RESOURCES

a.	NO IMPACT	The subject site is currently developed with two single-family buildings that were built in 1940s. They are not identified as a site or an area of historical significance or cultural monument (ZIMAS). Although the structure is more than 50 years old, (built in 1940s), the structure is not designated as a historic resources or historic/cultural monument (SurveyLA Field Survey Findings and Report for West Los Angeles, City of Los Angeles Office of Historic Resources). Therefore impacts to	
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Impact?	Explanation	Mitigation Measures
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		historic resources are anticipated to be less than significant.	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project is proposing demolition and grading activities and there is a potential to impact on archaeological resources. The subject site is not in the vicinity of an Archaeological Survey Area or an Archaeological Site (City of Los Angeles, Environmental and Public Facilities Maps 1996, Prehistoric and Historic Archaeological Sites and Survey Areas Map), hence there is a less than significant impact expected due to the project. However, the proposed project would include necessary grading to prepare the site for construction; this does not preclude the potential that unknown archaeological resources exist below the surface, and that these resources could be encountered during site preparation. However, compliance with the mitigation measures in this section is expected to reduce any potential impacts to a less than significant level.	V-20 Due to grading activities, the mitigation is imposed as a standard mitigation.
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project site is located in an urbanized area of the City of Los Angeles. There are no unique geologic features located onsite or near the project site (City of Los Angeles, Environmental and Public Facilities Map, 1996). As a result, the proposed project would not result in any direct or indirect impacts to unique geologic features. However, there is a remote possibility that unsuspected vertebrate fossils could exist below the ground surface and could be encountered during excavation necessary for grading. Compliance with the mitigation measures in this section are expected to reduce any potential impacts to a less than significant level.	V-30 Standard condition related to paleontological resource potential imposed.
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The demolition and grading on the site could lead to an impact on human remains if they exist on the site. The project site is not located within the immediate surroundings of a known burial site. Therefore no significant impacts are expected. However, there may be a possibility for the discovery of unrecorded human remains during the proposed grading activity. Compliance with the mitigation measures in this section are expected	V-40 Standard condition related to human remains potential imposed.

Impact?	Explanation	Mitigation Measures
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		to reduce any potential impacts to a less than significant level.	
VI. GEOLOGY AND SOILS			
a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<p>The subject site is near a known fault – Santa Monica Fault in the Transverse Ranges and Los Angeles Basin with a Fault B type, but not located in the Alquist-Priolo Fault Zone (ZIMAS). Potential impacts are considered less than significant. Additionally, due to the intense seismic environment of Southern California, there is always a potential for blind thrust faults that do not have a surface trace, to be present. New development will be required to comply with the seismic safety requirements in the California Building Code (CBC) and the California Geological Survey Special Publication 117 (Guidelines for Evaluating and Mitigating Seismic Hazards in California [1997]), which provide guidance for evaluating and mitigating earthquake-related hazards as approved by the Los Angeles Department of Building & Safety. The above combined with the following mitigation measures will reduce potential impacts to a less-than-significant level.</p>	<p>VI-20, VI-50 The proposed seismic mitigation measures are expected to reduce potential impacts to a less-than-significant level.</p>
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<p>The subject site is near a known fault, but not located in the Alquist-Priolo Fault Zone (ZIMAS). Any development that occurs within the geographical boundaries of Southern California has the potential of exposing people and/or structures to potentially substantial adverse effects involving potential blind thrust faults, the rupture of known and/or unknown earthquake faults, or strong seismic ground shaking. New developments will be required to comply with the seismic safety requirements in the California Building Code (CBC) and the California Geological Survey Special Publication 117 (Guidelines for Evaluating and Mitigating Seismic Hazards in California [1997]), which provide guidance for evaluating and mitigating earthquake-related hazards as approved by the Los Angeles Department of Building and Safety. The proposed seismic mitigation measures are expected to reduce potential impacts to a</p>	<p>VI-10 The proposed seismic mitigation measures are expected to reduce potential impacts to a less-than-significant level.</p>

Impact?	Explanation	Mitigation Measures
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		less-than-significant level.	
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The subject site is located in a liquefaction zone (ZIMAS) by the City of Los Angeles. Therefore, the impacts due to potential liquefaction would be less than significant.	VI-70 The proposed liquefaction mitigation measures are expected to reduce potential impacts to a less-than-significant level.
d.	LESS THAN SIGNIFICANT IMPACT	The subject site is not located in a landslide zone (ZIMAS) by the City of Los Angeles. Therefore, the impacts due to potential landslide would be less than significant.	
e.	LESS THAN SIGNIFICANT IMPACT	The proposed project is located on a site with minimal slope (the site has a less than 10% slope). Proper grading practices during the construction phases must be adhered to in accordance with City regulations in order to avoid substantial soil erosion or the loss of topsoil. Short-term erosion impacts may result from the construction of the proposed project. However, these impacts can be mitigated to a less than significant level by the erosion control measures being proposed.	
f.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The subject property is located on a relatively flat area, not subject to erosion and not identified as being at risk for landslide.	
g.	LESS THAN SIGNIFICANT IMPACT	Expansive soils are primarily composed of clays, which increase in volume when water is absorbed and shrink when dry. The project would be required to adhere to the International Building Code and the California Building Code, which include structural and materials standards as well as foundation design requirements based upon onsite soil conditions that would mitigate effects of adverse soil conditions.	
h.	NO IMPACT	No septic tanks are proposed as a part of this project. The project is expected to be serviced by the City's existing sewer system. However, if the City's sewer system does not have the capacity to service the proposed development, the project may be delayed by the Department of Building and Safety until adequate service can be provided.	

VII. GREEN HOUSE GAS EMISSIONS

Impact?	Explanation	Mitigation Measures
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a.	LESS THAN SIGNIFICANT IMPACT	Implementation of the proposed project would not contribute to long-term increases in greenhouse gases (GHGs) as a result of traffic increase (mobile sources) and minor secondary fuel combustion emissions.	
b.	LESS THAN SIGNIFICANT IMPACT	The annual project-related GHG emissions for a project such as this would need to involve approximately 190 residential dwelling units in order to get near the 3,000 metric tons (MT) of CO ₂ -equivalent ((CO ₂ (e)) per year screening level operational threshold for chronic operation emissions in the SCAQMD's interim thresholds. Short-term GHG emissions will also derive from construction activities. However, the project will meet applicable requirements of the LA Green codes, all of which are supportive of the State's GHG-reduction goals under state law AB32. Therefore, the project will not conflict with any applicable plan, policy, or regulation adopted to reduce greenhouse gas emissions.	

VIII. HAZARDS AND HAZARDOUS MATERIALS

a.	NO IMPACT	The proposed project for 5 residential dwelling units will not require the routine transport, use or disposal of materials which are flammable or hazardous outside of the day-to-day household materials. Construction could involve the use of potential hazardous materials, including vehicle fuels, oils, and transmission fluids. However, all potentially hazardous materials would be contained, stored, and used in accordance with manufacturers' instructions and handled in compliance with applicable standards and regulations. Therefore, the Project would not create a significant hazard to the public or the environment, a less than significant impact would occur.	
b.	NO IMPACT	The project site is currently developed with two single family dwellings constructed in 1940s. Safe demolition and construction practices would be exercised through compliance with the City of Los Angeles Building Code. Therefore, it is unlikely that hazardous materials would be released into the environment because of this project. As such, there would be a less-than-significant impact. However, sediment resulting from construction activities carries with it	

Impact?	Explanation	Mitigation Measures
	work-site pollutants such as pesticides, cleaning solvents, cement wash, asphalt, and car fluids that are toxic to sea life. Short-term impacts may result during the construction period and incorporation of Mitigations Measures IX-20 and XVII-100 would reduce impacts to a less than significant impact.	
c. NO IMPACT	The proposed project will not emit hazardous materials within 1/4 mile of a public or private school.	
d. NO IMPACT	The project is not located on a site which is identified as a hazardous waste facility subject to corrective action, a site listed pursuant to Section 25356 of the Health and Safety Code, a site included in the Abandoned Site Assessment Program or a hazardous Waste/Border Zone property. No impacts would result.	
e. NO IMPACT	The proposed project is not located within an airport hazard zone (ZIMAS).	
f. NO IMPACT	The proposed project is not located within the vicinity of a private airstrip. Therefore, no impact will occur.	
g. NO IMPACT	The proposed project for 5 residential dwelling units will not interfere with any emergency response plan or emergency evacuation plan specifying the appropriate actions to be undertaken with regard to emergency situations such as warning systems, evacuation plans/procedures, and emergency action plans. Furthermore, the proposed project will be required to meet all fire and safety requirements of the Department of Building and Safety, the Los Angeles Police Department and the Los Angeles Fire Department. The proposed project does not include permanent changes in public through-traffic flow or impair access to a route heavily relied on by emergency services and the project is not expected to impair emergency evacuation or response.	
h. NO IMPACT	The proposed project is not located in a Very High Fire Severity Zone as designated by the Los Angeles Fire Department. The site is located in a highly developed and urbanized region, and therefore would not expose people and/or structures to a significant loss, injury, or death involving wild land fires. In addition, the proposed structure is not expected to increase the fire hazard in the project area and will be required to meet all fire	

Impact?	Explanation	Mitigation Measures
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		safety requirements of the Department of Building and Safety and the Los Angeles Fire Department. Therefore, no impacts are expected to occur.	
IX. HYDROLOGY AND WATER QUALITY			
a.	NO IMPACT	The project does not propose any long-term activities that would discharge into surface water bodies.	
b.	NO IMPACT	The project does not propose any long-term activities that would deplete water supply or interfere with ground water recharge.	
c.	NO IMPACT	The proposed project does not contain any natural and/or significant drainage features, such as streams or rivers. Water runoff generated by the project will be carried into existing storm drains and discharged into the storm water runoff control. Although the project, may over time, cause minor erosion or siltation on- or off-site, it is not expected to result in any substantial quantities. The project will comply with LAMC Section 64.70; no significant impact will occur.	
d.	NO IMPACT	The project site is in an urbanized area. Water runoff will drain into the existing storm drain system. Grading and excavation activities may alter drainage patterns which may result in impacts to flood on or off-site, however, the project will comply with Section 64.70; less than significant impacts are expected.	
e.	NO IMPACT	The project site is currently occupied land. The proposed project will not substantially reduce permeable areas which have the potential to alter the existing drainage pattern of the site or area and increase the amount of runoff diverted to the existing stormwater drainage system.	
f.	NO IMPACT	The project does not propose any long-term activities that would discharge into surface water bodies.	
g.	NO IMPACT	The proposed project is not in a 100-year flood plain or in a flood hazard zone (ZIMAS, NavigateLA). No impacts are anticipated.	
h.	NO IMPACT	The proposed project is not located in a 100-year flood plain or in a flood hazard zone (ZIMAS, NavigateLA). No impacts are anticipated.	

Impact?	Explanation	Mitigation Measures
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i.	NO IMPACT	The subject property is not located in a 100-year flood control basin or in close proximity to any water courses (NavigateLA and ZIMAS), therefore it is unlikely that the project would expose people or structures to risks related to flooding or flooding as a result of the failure of a levee or dam.	
j.	NO IMPACT	The subject property is not located within an area subject to inundation by tsunami or seiche (NavigateLA and ZIMAS). Therefore, less than significant impacts are anticipated.	

X. LAND USE AND PLANNING

a.	NO IMPACT	The proposed development would not consist of the placement of a new roadway or other physical barrier, which could physically divide an established community. Therefore, no impacts are anticipated.	
b.	NO IMPACT	The project proposes a use which is permitted on the property and does not conflict with any plan policy or regulation with jurisdiction over the project.	
c.	NO IMPACT	The subject site is currently occupied and is located in a developed and urbanized region that is mostly segmented and lacks the continuity that is consistent with those known to support any non-avian candidate, sensitive, or special-status species. Moreover, according to Biological Resource Area Maps (Coastal and Southern Geographical Area) in the Los Angeles CEQA Thresholds Guide (2006), the project site is not designated as an Open Space/Habitat area, nor is it located in, or in the vicinity of a significant ecological area that may require protection. There are no relevant active ordinances protecting biological resources that may prevent this project from being approved at this time. No impacts to any indicated plans are anticipated.	

XI. MINERAL RESOURCES

a.	NO IMPACT	The project site is located in a high density residential zone and is not known to contain any significant mineral resources. In addition, the project site is not located within a Surface Mining District ("G" zone) as designated in the Los Angeles Municipal Code. Furthermore, the project site is not located within a Mineral Resource Zone 2	
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Impact?	Explanation	Mitigation Measures
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		(MRZ-2) Area or any other area that would indicate the presence of regionally-important mineral resources. The project site is located within an Oil Drilling District ("O" zone). However, the project site which is currently occupied with one commercial building contains no oil wells (ZIMAS) and is not used for oil extraction. Therefore, no impacts with the loss of availability of a known regionally-important mineral resource would occur.	
b.	NO IMPACT	The project site is located in a high density residential zone and is not known to contain any significant mineral resources. In addition, the project site is not located within a Surface Mining District ("G" zone) as designated in the Los Angeles Municipal Code. Furthermore, the project site is not located within a Mineral Resource Zone 2 (MRZ-2) Area or any other area that would indicate the presence of regionally-important mineral resources. The project site is located within an Oil Drilling District ("O" zone). However, the project site which is currently occupied with one commercial building contains no oil wells (ZIMAS) and is not used for oil extraction. Therefore, no impacts with the loss of availability of a known regionally-important mineral resource would occur.	

XII. NOISE

a.	NO IMPACT	The City of Los Angeles has established policies and regulations concerning the generation and control of noise sensitive land uses. A significant impact may occur if new development would generate excessive noise that would cause the ambient noise environment at the various development sites in the project area to exceed noise level standards set for in the City of Los Angeles General Plan Noise Element and the City of Los Angeles Noise Ordinance. The noise levels in the residential land uses are lower than those of commercial or industrial land uses. The long-term use resulting from the proposed 5 residential dwelling units does not meet or exceed the 75-unit threshold for significant operational impact. The project is within 500 feet of residential uses, which are sensitive receptors to noise, but is unlikely to result in permanent new sources of	
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Impact?	Explanation	Mitigation Measures
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		noise which would exceed noise levels allowed per the General Plan or Municipal Code. A temporary increase in noise levels is expected to occur during the construction phase, due to the heavy construction equipment and related construction activity, and could be audible to the closest residents to the project site. Therefore, the corresponding noise will be minimized and should reduce any potentially significant impacts to less than significant. Impacts due to noise from vehicular traffic would be no impact.	
b.	NO IMPACT	The Municipal Code limits construction hours, therefore construction of the project will be typical of residential structure and impacts from excessive groundborne vibration and noise levels are anticipated to be less than significant.	
c.	NO IMPACT	The project does not propose any surface parking areas. The project falls below the threshold for significant impact of 75 dwelling units. Thus, new permanent ambient noise levels associated with the proposed project would be less than significant.	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	A temporary increase in noise levels is expected to occur during the grading and construction phase, due to the heavy construction equipment and related construction activity, and could be audible to the closest residents to the project site. Therefore, the corresponding noise will be minimized, and should reduce any potentially significant impacts related to construction activity to less than significant with mitigations.	XII-20 The project is required to comply with measures that limit the hours of construction activity, the number of noise-emitting equipment operating at any one time, and the type of construction equipment utilized.
e.	NO IMPACT	The project is not located within an airport hazard zone (ZIMAS), nor is the project located in an airport land use plan, or within two miles of a public airport, or public use airport.	
f.	NO IMPACT	The project site is not located in the vicinity of a private airstrip. As no such facilities are located in the vicinity of the project site, no impact would occur.	
XIII. POPULATION AND HOUSING			
a.	NO IMPACT	The project is located in a highly urbanized area. The project proposes to add 5 residential dwelling units to the area which would directly contribute to the population of the Community Plan. The proposed project would generate a marginal number of new residents to the	

Impact?	Explanation	Mitigation Measures
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		area, which is not considered a substantial increase in population for the Community Plan Area. Therefore, the project is expected to have no impact to the area.	
b.	NO IMPACT	The project is replacing 2 old homes with 5, new condo units. No impact to housing will occur.	
c.	NO IMPACT	The project is replacing 2 old homes with 5, new condo units. No impact to housing will occur.	

XIV. PUBLIC SERVICES

a.	NO IMPACT	The project will be required to meet all fire safety requirements of the Department of Building and Safety and the Los Angeles Fire Department as part of the approval/entitlement process. Therefore, no impacts are expected.	
b.	NO IMPACT	The increase in 3 dwelling units will have no significant impact on existing police protection services.	
c.	NO IMPACT	Impacts to area schools from the project are anticipated to be not significant.	
d.	NO IMPACT	The proposed project will result in a net increase of 3 dwelling units. This does not meet or exceed the threshold of 50 or more residential units (City of Los Angeles CEQA Thresholds 2006). Therefore, the impact on area parks is anticipated to be not significant.	
e.	NO IMPACT	The project does not propose any significant increase in population density that would generate the need to require new roads, additional infrastructure, or other governmental services.	

XV. RECREATION

a.	NO IMPACT	The proposed project will result in a net growth of 3 dwelling units. This does not meet or exceed the threshold of 50 or more residential units (City of Los Angeles CEQA Thresholds 2006).	
b.	NO IMPACT	The project does not propose the construction or expansion of public recreational facilities.	

XVI. TRANSPORTATION/TRAFFIC

a.	NO IMPACT	The increase in residential units is expected to have no impact on the existing load and capacity of the street system.	
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Impact?	Explanation	Mitigation Measures
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b.	NO IMPACT	The proposed project will not 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.	NO IMPACT	The project will not result in a substantial increase in traffic levels nor change air traffic patterns that create significant safety risks and no impacts are anticipated to occur.	
d.	NO IMPACT	No hazardous design features or uses would be introduced under the proposed project that would create significant hazards to the surrounding roadways. As indicated in the LADOT Transportation Referral Form, the project's driveways and internal circulation are subject to final approval by LADOT, no impacts are expected.	
e.	LESS THAN SIGNIFICANT IMPACT	The project is not likely to change emergency response patterns, less than significant impacts are expected.	
f.	LESS THAN SIGNIFICANT IMPACT	The project will not impede the implementation of any adopted policies, plans or programs regarding public transit, bicycle or pedestrian facilities. The project is not proposing any changes within the public right-of-way therefore the project is not anticipated to have an impact on any existing alternative transportation policies, plans, and programs.	

XVII. UTILITIES AND SERVICE SYSTEMS

a.	LESS THAN SIGNIFICANT IMPACT	The proposed project will connect to the City's existing waste water treatment facilities. The proposed 5 dwelling units are expected to result in an increase below the 4,000 gallons per day threshold of significance (M.2 Wastewater, Los Angeles CEQA Thresholds Guide). Therefore, the proposal is unlikely to result in development which exceeds the current wastewater treatment loads established by the Regional Water Quality Control Board. As such, less than significant impacts are expected.	
b.	LESS THAN SIGNIFICANT IMPACT	The proposed 5 dwelling units are expected to result in an increase below the 4,000 gallons per day threshold of significance (M.2 Wastewater, Los Angeles CEQA Thresholds Guide). The proposed residential building will connect to the City's existing water and	

Impact?	Explanation	Mitigation Measures
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		wastewater treatment facilities and is not expected to create a need to expand these existing facilities. In addition, the mitigation measures proposed in Section XVII d of this document are expected to further reduce the demand on the City's existing facilities. Therefore, less than significant impacts are expected.	
c.	LESS THAN SIGNIFICANT IMPACT	The amount of additional runoff resulting from the project will not be significantly greater than the amount of runoff currently generated and is not expected to increase the demand on the City's stormwater drainage facilities. Furthermore, the proposed project will be subject to LAMC Section 64.70, thus reducing the potential impacts to a less than significant level.	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The reliance on water conservation measures included herein will reduce demand of water supply. Therefore, the incorporation of the proposed mitigation measures is expected to reduce the potential impacts to a level that is less than significant.	XVII-10, XVII-20, XVII-40 The incorporation of water conservation measures attached will reduce the water demand and reduce impacts to the water supply to less than significant levels.
e.	LESS THAN SIGNIFICANT IMPACT	The project is currently serviced by the City of Los Angeles Hyperion Wastewater Treatment Facility. The proposed 5-unit residential building will be built on land that is currently occupied. The proposed dwelling units are expected to result in an increase below the 4,000 gallons per day threshold of significance (M.2 Wastewater, Los Angeles CEQA Thresholds Guide). Therefore, less than significant impacts are expected.	
f.	LESS THAN SIGNIFICANT IMPACT	The expected solid waste generation falls below the threshold of five tons or more per week. Additionally, the waste produced by the long-term use of the property will be typical of residential use and would not create a special need for disposal of hazardous materials. Therefore, the long-term impacts of the proposed project are considered less-than-significant. However, potentially significant impacts in terms of solid waste generation may occur during the construction process could be considered hazardous and are not safe to be disposed of in a landfill; therefore the appropriate precautions must be taken to ensure proper disposal. The proposed mitigation measures will help to reduce these impacts to a level that is less than significant.	

Impact?	Explanation	Mitigation Measures
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g.	LESS THAN SIGNIFICANT IMPACT	Since the proposed project would comply with local, state, and federal regulations, no impact with respect to these regulations would occur. However, to reduce the impact to landfills, a measure is recommended to ensure compliance with local regulations to solid waste. The mitigation measures will ensure full and adequate compliance with federal, state and local statutes and regulations related to solid waste.	
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XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

a.	LESS THAN SIGNIFICANT IMPACT	The mitigation measures proposed in this document are expected to reduce any potential impacts to a less-than-significant level.	
b.	LESS THAN SIGNIFICANT IMPACT	Overall, with the implementation of the proposed mitigation measures in the environmental review, the project's incremental contribution to cumulative impacts is anticipated to be less than significant.	
c.	LESS THAN SIGNIFICANT IMPACT	As mitigated, the project would not have the potential to result in substantial adverse effects on human beings and impacts would be less than significant.	