



DEPARTMENT OF CITY PLANNING
MITIGATION MONITORING PROGRAM



MITIGATION MONITORING PROGRAM

Section 21081.6 of the Public Resources Code requires a Lead Agency to adopt a “reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment” (Mitigation Monitoring Program, Section 15097 of the *CEQA Guidelines* provides additional direction on mitigation monitoring or reporting). This Mitigation Monitoring Program (MMP) has been prepared in compliance with the requirements of CEQA, Public Resources Code Section 21081.6, and Section 15097 of the CEQA Guidelines. The City of Los Angeles is the Lead Agency for this project.

A Mitigated Negative Declaration (MND) has been prepared to address the potential environmental impacts of the Project. Where appropriate, this environmental document identified Project design features, regulatory compliance measures, or recommended mitigation measures to avoid or to reduce potentially significant environmental impacts of the Proposed Project. This Mitigation Monitoring Program (MMP) is designed to monitor implementation of the mitigation measures identified for the Project.

The MMP is subject to review and approval by the City of Los Angeles as the Lead Agency as part of the approval process of the project, and adoption of project conditions. The required mitigation measures are listed and categorized by impact area, as identified in the MND.

The Project Applicant shall be responsible for implementing all mitigation measures, unless otherwise noted, and shall be obligated to provide documentation concerning implementation of the listed mitigation measures to the appropriate monitoring agency and the appropriate enforcement agency as provided for herein. All departments listed below are within the City of Los Angeles unless otherwise noted. The entity responsible for the implementation of all mitigation measures shall be the Project Applicant unless otherwise noted.

As shown on the following pages, each required mitigation measure for the proposed Project is listed and categorized by impact area, with accompanying discussion of:

Enforcement Agency – the agency with the power to enforce the Mitigation Measure.

Monitoring Agency – the agency to which reports involving feasibility, compliance, implementation and development are made, or whom physically monitors the project for compliance with mitigation measures.

Monitoring Phase – the phase of the Project during which the Mitigation Measure shall be monitored.

- Pre-Construction, including the design phase
- Construction
- Pre-Operation
- Operation (Post-construction)

Monitoring Frequency – the frequency of which the Mitigation Measure shall be monitored.

Action Indicating Compliance – the action of which the Enforcement or Monitoring Agency indicates that compliance with the required Mitigation Measure has been implemented.

The MMP performance shall be monitored annually to determine the effectiveness of the measures implemented in any given year and reevaluate the mitigation needs for the upcoming year.

It is the intent of this MMP to:

Verify compliance of the required mitigation measures of the MND;

Provide a methodology to document implementation of required mitigation;

Provide a record and status of mitigation requirements;

Identify monitoring and enforcement agencies;

Establish and clarify administrative procedures for the clearance of mitigation measures;

Establish the frequency and duration of monitoring and reporting; and

Utilize the existing agency review processes' wherever feasible.

This MMP shall be in place throughout all phases of the proposed Project. The entity responsible for implementing each mitigation measure is set forth within the text of the mitigation measure. The entity responsible for implementing the mitigation shall also be obligated to provide certification, as identified below, to the appropriate monitoring agency and the appropriate enforcement agency that compliance with the required mitigation measure has been implemented.

After review and approval of the final MMP by the Lead Agency, minor changes and modifications to the MMP are permitted, but can only be made by the Applicant or its successor subject to the approval by the City of Los Angeles through a public hearing. The Lead Agency, in conjunction with any appropriate agencies or departments, will determine the adequacy of any proposed change or modification. The flexibility is necessary in light of the proto-typical nature

of the MMP, and the need to protect the environment with a workable program. No changes will be permitted unless the MMP continues to satisfy the requirements of CEQA, as determined by the Lead Agency.

MITIGATION MONITORING PROGRAM

Biology

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.

Enforcement Agency: Board of Public Works Urban Forestry Division

Monitoring Agency: Board of Public Works Urban Forestry Division

Monitoring Phase: pre-construction

Monitoring Frequency: Once, at plan check, and once at field inspection

Action Indicating Compliance: Issuance of Certificate of Occupancy

Noise

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

- 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.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Ongoing during field inspection

Action Indicating Compliance: Issuance of Certificate of Occupancy or Use of Land

Public Services

XIV-10 Public Services (Fire)

Environmental impacts may result from project implementation due to the location of the project in an area having marginal fire protection facilities. However, this potential impact will be mitigated to a less than significant level by the following measure:

- The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-Construction

Monitoring Frequency: Once, at plan check

Action Indicating Compliance: Issuance of building permits

XIV-40 Public Services (Construction Activity Near Schools)

Environmental impacts may result from project implementation due to the close proximity of the project to a school. However, the potential impact will be mitigated to a less than significant level by the following measures:

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

Enforcement Agency: Los Angeles Department of building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Ongoing, during construction.

Action Indicating Compliance: Issuance of a Certificate of Occupancy

Mandatory Findings of Significance

XVIII-10 Cumulative Impacts

There may be environmental impacts which are individually limited, but significant when viewed in connection with the effects of past projects, other current projects, and probable future projects. However, these cumulative impacts will be mitigated to a less than significant level through compliance with the above mitigation measures.

Regulatory Compliance Measures

In addition to the Mitigation Measures required of the project, and any proposed Project Design Features, the applicant shall also adhere to any applicable Regulatory Compliance Measures required by law. Listed below is a list of often required Regulatory Compliance Measures. Please note that requirements are determined on a case by case basis, and these are an example of the most often required Regulatory Compliance Measures.

AESTHETICS

- **Regulatory Compliance Measure RC-AE-1 (Hillside): Compliance with Baseline Hillside Ordinance.** To ensure consistency with the Baseline Hillside Ordinance, the project shall comply with the City's Hillside Development Guidelines, including but not limited to setback requirements, residential floor area maximums, height limits, lot coverage and grading restrictions.
- **Regulatory Compliance Measure RC-AE-2 (LA River): Compliance with provisions of the Los Angeles River Improvement Overlay District.** The project shall comply with development regulations set forth in Section 13.17.F of the Los Angeles Municipal Code as applicable, including but not necessarily limited to, landscaping, screening/fencing, and exterior site lighting.
- **Regulatory Compliance Measure RC-AE-3 (Vandalism): Compliance with provisions of the Los Angeles Building Code.** The project shall comply with all applicable building code requirements, including the following:
 - 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.
- **Regulatory Compliance Measure RC-AE-4 (Signage): Compliance with provisions of the Los Angeles Building Code.** The project shall comply with the Los Angeles Municipal Code Section 91.6205, including on-site signage maximums and multiple temporary sign restrictions, as applicable.
- **Regulatory Compliance Measure RC-AE-5 (Signage on Construction Barriers): Compliance with provisions of the Los Angeles Building Code.** The project shall comply with the Los Angeles Municipal Code Section 91.6205, including but not limited to the following provisions:
 - The applicant shall affix or paint a plainly visible sign, on publically accessible portions of the construction barriers, with the following language: "POST NO BILLS".
 - Such language shall appear at intervals of no less than 25 feet along the length of the publically accessible portions of the barrier.

- The applicant shall be responsible for maintaining the visibility of the required signage and for maintaining the construction barrier free and clear of any unauthorized signs within 48 hours of occurrence.

AGRICULTURE and FORESTRY

AIR QUALITY

- **Regulatory Compliance Measure RC-AQ-1(Demolition, Grading and Construction Activities): Compliance with provisions of the SCAQMD District Rule 403.** The project shall comply with all applicable standards of the Southern California Air Quality Management District, including the following provisions of District Rule 403:
 - 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.
- **Regulatory Compliance Measure RC-AQ-2:** In accordance with Sections 2485 in Title 13 of the California Code of Regulations, the idling of all diesel-fueled commercial vehicles (weighing over 10,000 pounds) during construction shall be limited to five minutes at any location.
- **Regulatory Compliance Measure RC-AQ-3:** In accordance with Section 93115 in Title 17 of the California Code of Regulations, operation of any stationary, diesel-fueled, compression-ignition engines shall meet specified fuel and fuel additive requirements and emission standards.
- **Regulatory Compliance Measure RC-AQ-4:** The Project shall comply with South Coast Air Quality Management District Rule 1113 limiting the volatile organic compound content of architectural coatings.
- **Regulatory Compliance Measure RC-AQ-6:** New on-site facility nitrogen oxide emissions shall be minimized through the use of emission control measures (e.g., use of best available control technology for new combustion sources such as boilers and water heaters)

as required by South Coast Air Quality Management District Regulation XIII, New Source Review.

- **Regulatory Compliance Measure RC-AQ-7 (Spray Painting): Compliance with provisions of the SCAQMD District Rule 403.** The project shall comply with all applicable rules of the Southern California Air Quality Management District, including the following:
 - All spray painting shall be conducted within an SCAQMD-approved spray paint booth featuring approved ventilation and air filtration system.
 - Prior to the issuance of a building permit, use of land, or change of use to permit spray painting, certification of compliance with SCAQMD air pollution regulations shall be submitted to the Department of Building and Safety.

BIOLOGY

- **(Duplicate of WQ Measure) Regulatory Compliance Measure RC-WQ-5 (Alteration of a State or Federal Watercourse):** The project shall comply with the applicable sections of the federal Clean Water Act (CWA) and California's Porter Cologne Water Quality Control Act (Porter Cologne). Prior to the issuance of any grading, use of land, or building permit which may affect an existing watercourse, the applicant shall consult with the following agencies and obtain all necessary permits and/or authorizations, to the satisfaction of the Department of Building and Safety. Compliance shall be determined through written communication from each jurisdictional agency, a copy of which shall be submitted to the Environmental Review case file for reference:
 - *United States Army Corps of Engineers.* The applicant shall obtain a Jurisdictional Determination (preliminary or approved), or a letter otherwise indicating that no permit is required. Contact: Aaron O. Allen, Chief - North Coast Branch, Regulatory Division, 805-585-2148.
 - *State Water Resources Control Board.* The applicant shall consult with the 401 Certification and Wetlands Unit and obtain all necessary permits and/or authorizations, or a letter otherwise indicating that no permit is required. Contact: 401 Certification and Wetlands Unit, Los Angeles Region, 320 W 4th Street, #200, Los Angeles, CA 90013, (213) 576-6600.
 - *California Department of Fish and Wildlife.* The applicant shall consult with the Lake and Streambed Alteration Agreement Program and obtain a Streambed Alteration Agreement, or a letter otherwise indicating that no permit is required. Contact: LSAA Program, 4949 Viewridge Avenue, San Diego, CA 92123, (858) 636-3160.

CULTURAL RESOURCES

- **Regulatory Compliance Measure RC-CR-1 (Designated Historic-Cultural Resource): Compliance with United States Department of the Interior – National Park Service – Secretary of the Interior’s Standards for the Treatment of Historic Properties.** The project shall comply with the Secretary of the Interior's Standards for Historical Resources, including but not limited to the following measures:
 - Prior to the issuance of any permit, the project shall obtain clearance from the Department of Cultural Affairs for the proposed work.

- A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
 - The historic character of a property shall be retained and preserved. The removal of historic material or alteration of features and spaces shall be avoided.
 - Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other buildings, shall not be undertaken.
 - Most properties change over time; those changes that have acquired significance in their own right shall be retained and preserved.
- **Regulatory Compliance Measure RC-CR-2 (Archaeological):** If archaeological resources are discovered during excavation, grading, or construction activities, work shall cease in the area of the find until a qualified archaeologist has evaluated the find in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. Personnel of the proposed Modified Project shall not collect or move any archaeological materials and associated materials. Construction activity may continue unimpeded on other portions of the Project site. The found deposits would be treated in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2.
 - Distinctive features, finishes and construction techniques or examples of skilled craftsmanship which characterize an historic property shall be preserved.
 - Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive historic feature, the new feature shall match the old in design, color, texture, and other visual qualities, and where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
 - Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
 - Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
 - New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
 - New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
 - **Regulatory Compliance Measure RC-CR-3 (Paleontological):** If paleontological resources are discovered during excavation, grading, or construction, the City of Los Angeles Department of Building and Safety shall be notified immediately, and all work shall cease in the area of the find until a qualified paleontologist evaluates the find. Construction activity may continue unimpeded on other portions of the Project site. The paleontologist shall determine the location, the time frame, and the extent to which any monitoring of earthmoving activities shall be required. The found deposits would be treated in accordance

with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2.

- **Regulatory Compliance Measure CR-4 (Human Remains):** If human remains are encountered unexpectedly during construction demolition and/or grading activities, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to California Public Resources Code (PRC) Section 5097.98. In the event that human remains are discovered during excavation activities, the following procedure shall be observed:
 - 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)

If the remains are determined to be of Native American descent, the Coroner has 24 hours to notify the Native American Heritage Commission (NAHC).

The NAHC will immediately notify the person it believes to be the most likely descendent of the deceased Native American.

- 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.
- If the owner does not accept the descendant's recommendations, the owner or the descendent may request mediation by the NAHC.

GEOLOGY AND SOILS

- **Regulatory Compliance Measure RC-GEO-1 (Seismic):** 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.
- **Regulatory Compliance Measure RC-GEO-2 (Hillside Grading Area):** The grading plan shall conform with the City's Landform Grading Manual guidelines, subject to approval by the Advisory Agency and the Department of Building and Safety's Grading Division. Appropriate erosion control and drainage devices shall be provided to the satisfaction of the Building and Safety Department. These measures include interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned.
- **Regulatory Compliance Measure RC-GEO-3 (Landslide Area):** 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 landslide and soil displacement, 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.

- **Regulatory Compliance Measure RC-GEO-4 (Liquefaction Area):** The project shall comply with the Uniform Building Code Chapter 18. Division 1 Section 1804.5 Liquefaction Potential and Soil Strength Loss. 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 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.

- **Regulatory Compliance Measure RC-GEO-5 (Subsidence Area):** Prior to the issuance of building or grading permits, the applicant shall submit a geotechnical report prepared by a registered civil engineer or certified engineering geologist to the written satisfaction of the Department of Building and Safety. The geotechnical report shall assess potential consequences of any subsidence 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.
- **Regulatory Compliance Measure RC-GEO-6 (Expansive Soils Area):** 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 expansion 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.

- **Regulatory Compliance Measure RC-GHG-1 (Green Building Code):** In accordance with the City of Los Angeles Green Building Code (Chapter IX, Article 9, of the Los Angeles Municipal Code), the Project shall comply with all applicable mandatory provisions of the 2013 Los Angeles Green Code and as it may be subsequently amended or modified.

HAZARDS AND HAZARDOUS MATERIALS

- **Regulatory Compliance Measure RC-HAZ-1: Explosion/Release (Existing Toxic/Hazardous Construction Materials)**
 - **(Asbestos)** Prior to the issuance of any permit for the demolition or alteration of the existing structure(s), the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant indicating that no Asbestos-Containing Materials (ACM) are present in the building. If ACMs are found to be present, it will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other applicable State and Federal rules and regulations.
 - **(Lead Paint)** Prior to issuance of any permit for the demolition or alteration of the existing structure(s), a lead-based paint survey shall be performed to the written satisfaction of the Department of Building and Safety. Should lead-based paint materials be identified, standard handling and disposal practices shall be implemented pursuant to OSHA regulations.
 - **(Polychlorinated Biphenyl – Commercial and Industrial Buildings)** Prior to issuance of a demolition permit, a polychlorinated biphenyl (PCB) abatement contractor shall conduct a survey of the project site to identify and assist with compliance with applicable state and federal rules and regulation governing PCB removal and disposal.
- **Regulatory Compliance Measure RC-HAZ-2: Explosion/Release (Methane Zone):** As the Project Site is within a methane zone, prior to the issuance of a building permit, the Site shall be independently analyzed by a qualified engineer, as defined in Ordinance No. 175,790 and Section 91.7102 of the LAMC, hired by the Project Applicant. The engineer shall investigate and design a methane mitigation system in compliance with the LADBS Methane Mitigation Standards for the appropriate Site Design Level which will prevent or retard potential methane gas seepage into the building. The Applicant shall implement the engineer's design recommendations subject to DOGGR, LADBS and LAFD plan review and approval.
- **Regulatory Compliance Measure RC-HAZ-3: Explosion/Release (Soil Gases):** During subsurface excavation activities, including borings, trenching and grading, OSHA worker safety measures shall be implemented as required to preclude any exposure of workers to unsafe levels of soil-gases, including, but not limited to, methane.

- **Regulatory Compliance Measure RC-HAZ-4 Listed Sites (Removal of Underground Storage Tanks):** Underground Storage Tanks shall be decommissioned or removed as determined by the Los Angeles City Fire Department Underground Storage Tank Division. If any contamination is found, further remediation measures shall be developed with the assistance of the Los Angeles City Fire Department and other appropriate State agencies. Prior to issuance of a use of land or building permit, a letter certifying that remediation is complete from the appropriate agency (Department of Toxic Substance Control or the Regional Water Quality Control Board) shall be submitted to the decision maker.
- **Regulatory Compliance Measure RC-HAZ-5 (Hazardous Materials Site):** Prior to the issuance of any use of land, grading, or building permit, the applicant shall obtain a sign-off from the Fire Department indicating that all on-site hazardous materials, including contamination of the soil and groundwater, have been suitably remediated, or that the proposed project will not impede proposed or on-going remediation measures.

HYDROLOGY AND WATER QUALITY

- **Regulatory Compliance Measure RC-WQ-1: National Pollutant Discharge Elimination System General Permit.** Prior to issuance of a grading permit, the Applicant shall obtain coverage under the State Water Resources Control Board National Pollutant Discharge Elimination System General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No. 2009-0009-DWQ, National Pollutant Discharge Elimination System No. CAS000002) (Construction General Permit) for Phase 1 of the proposed Modified Project. The Applicant shall provide the Waste Discharge Identification Number to the City of Los Angeles to demonstrate proof of coverage under the Construction General Permit. A Storm Water Pollution Prevention Plan shall be prepared and implemented for the proposed Modified Project in compliance with the requirements of the Construction General Permit. The Storm Water Pollution Prevention Plan shall identify construction Best Management Practices to be implemented to ensure that the potential for soil erosion and sedimentation is minimized and to control the discharge of pollutants in stormwater runoff as a result of construction activities.
- **Regulatory Compliance Measure RC-WQ-2: Dewatering.** If required, any dewatering activities during construction shall comply with the requirements of the Waste Discharge Requirements for Discharges of Groundwater from Construction and Project Dewatering to Surface Waters in Coastal Watersheds of Los Angeles and Ventura Counties (Order No. R4-2008-0032, National Pollutant Discharge Elimination System No. CAG994004) or subsequent permit. This will include submission of a Notice of Intent for coverage under the permit to the Los Angeles Regional Water Quality Control Board at least 45 days prior to the start of dewatering and compliance with all applicable provisions in the permit, including water sampling, analysis, and reporting of dewatering-related discharges.
- **Regulatory Compliance Measure RC-WQ-3: Low Impact Development Plan.** Prior to issuance of grading permits, the Applicant shall submit a Low Impact Development Plan and/or Standard Urban Stormwater Mitigation Plan to the City of Los Angeles Bureau of Sanitation Watershed Protection Division for review and approval. The Low Impact

Development Plan and/or Standard Urban Stormwater Mitigation Plan shall be prepared consistent with the requirements of the Development Best Management Practices Handbook.

- **Regulatory Compliance Measure RC-WQ-4: Development Best Management Practices.** The Best Management Practices shall be designed to retain or treat the runoff from a storm event producing 0.75 inch of rainfall in a 24-hour period, in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a licensed civil engineer or licensed architect confirming that the proposed Best Management Practices meet this numerical threshold standard shall be provided.
- **Regulatory Compliance Measure RC-WQ-5 (Alteration of a State or Federal Watercourse):** The project shall comply with the applicable sections of the federal Clean Water Act (CWA) and California's Porter Cologne Water Quality Control Act (Porter Cologne). Prior to the issuance of any grading, use of land, or building permit which may affect an existing watercourse, the applicant shall consult with the following agencies and obtain all necessary permits and/or authorizations, to the satisfaction of the Department of Building and Safety. Compliance shall be determined through written communication from each jurisdictional agency, a copy of which shall be submitted to the Environmental Review case file for reference:
 - *United States Army Corps of Engineers.* The applicant shall obtain a Jurisdictional Determination (preliminary or approved), or a letter otherwise indicating that no permit is required. Contact: Aaron O. Allen, Chief - North Coast Branch, Regulatory Division, 805-585-2148.
 - *State Water Resources Control Board.* The applicant shall consult with the 401 Certification and Wetlands Unit and obtain all necessary permits and/or authorizations, or a letter otherwise indicating that no permit is required. Contact: 401 Certification and Wetlands Unit, Los Angeles Region, 320 W 4th Street, #200, Los Angeles, CA 90013, (213) 576-6600.
 - *California Department of Fish and Wildlife.* The applicant shall consult with the Lake and Streambed Alteration Agreement Program and obtain a Streambed Alteration Agreement, or a letter otherwise indicating that no permit is required. Contact: LSAA Program, 4949 Viewridge Avenue, San Diego, CA 92123, (858) 636-3160.
- **Regulatory Compliance Measure RC-WQ-6 (Flooding/Tidal Waves):** The project shall comply with the requirements of the Flood Hazard Management Specific Plan, Ordinance No. 172081 effective 7/3/98.

LAND USE AND PLANNING

- **Regulatory Compliance Measure RC-LU-1 (Slope Density):** The project shall not exceed the maximum density permitted in Hillside Areas, as calculated by the formula set forth in Los Angeles Municipal Code Section 17.05-C (for tracts) or 17.50-E (for parcel maps).

MINERAL RESOURCES

NOISE

- **Regulatory Compliance Measure RC-NO-1 (Demolition, Grading, and Construction Activities):** The project shall comply with Chapter XI of the Los Angeles Municipal Code, the City of Los Angeles' Noise Regulations, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.

POPULATION AND HOUSING

- **New Regulatory Compliance Measure RC-PH-1 (Tenant Displacement):**
 - **Apartment Converted to Condominium** - Prior to final map recordation, and pursuant to the provisions of Section 12.95.2-G and 47.06 of the Los Angeles Municipal Code (LAMC), a tenant relocation plan shall be submitted to the Los Angeles Housing Department for review and approval.
 - **Apartment Demolition** - Prior to the issuance of a demolition permit, and pursuant to the provisions of Section 47.07 of the Los Angeles Municipal Code, a tenant relocation plan shall be submitted to the Los Angeles Housing Department for review and approval.
 - **Mobile Home Park Closure or Conversion to Different Use** - Prior to the issuance of any permit or recordation, and pursuant to the provisions of Section 47.08 and 47.09 of the Los Angeles Municipal Code, a tenant relocation plan and mobile home park closure impact report shall be submitted to the Los Angeles Housing Department for review and approval.

PUBLIC SERVICES

Schools

- **Regulatory Compliance Measure RC-PS-1 (Payment of School Development Fee)** Prior to issuance of a building permit, the General Manager of the City of Los Angeles, Department of Building and Safety, or designee, shall ensure that the Applicant has paid all applicable school facility development fees in accordance with California Government Code Section 65995.

Parks

- **Regulatory Compliance Measure RC-PS-2 (Increased Demand For Parks Or Recreational Facilities):**
 - (*Subdivision*) Pursuant to Section 17.12-A or 17.58 of the Los Angeles Municipal Code, the applicant shall pay the applicable Quimby fees for the construction of dwelling units.
 - (*Apartments*) Pursuant to Section 21.10 of the Los Angeles Municipal Code, the applicant shall pay the Dwelling Unit Construction Tax for construction of apartment buildings.
- **Regulatory Compliance Measure RC-PS-3 (Increase Demand For Parks Or Recreational Facilities – Zone Change)** Pursuant to Section 12.33 of the Los Angeles Municipal Code, the applicant shall pay the applicable fees for the construction of dwelling units.

RECREATION

See RC measures above under Parks.

TRANSPORTATION AND TRAFFIC

- **Regulatory Compliance Measure RC-TT-1 (Increased Vehicle Trips/Congestion - West Side Traffic Fee)** Prior to issuance of a Building Permit, the applicant shall pay a traffic impact fee to the City, based on the requirements of the West Los Angeles Traffic Improvement and Mitigation Specific Plan (WLA TIMP).

PUBLIC UTILITIES AND SERVICE SYSTEMS**Water Supply**

- **Regulatory Compliance Measure RC-WS-1 (Fire Water Flow)** The Project Applicant shall consult with the LADBS and LAFD to determine fire flow requirements for the Proposed Project, and will contact a Water Service Representative at the LADWP to order a SAR. This system hydraulic analysis will determine if existing LADWP water supply facilities can provide the proposed fire flow requirements of the Project. If water main or infrastructure upgrades are required, the Applicant would pay for such upgrades, which would be constructed by either the Applicant or LADWP.
- **Regulatory Compliance Measure RC-WS-2 (Green Building Code):** The Project shall implement all applicable mandatory measures within the LA Green Building Code that would have the effect of reducing the Project's water use.
- **Regulatory Compliance Measure RC-WS-3 (New Carwash):** The applicant shall incorporate a water recycling system to the satisfaction of the Department of Building and Safety.
- **Regulatory Compliance Measure RC-WS-4 (Landscape)** 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).

Energy

- **Regulatory Compliance Measure RC-EN-1(Green Building Code):** The Project shall implement all applicable mandatory measures within the LA Green Building Code that would have the effect of reducing the Project's energy use.

Solid Waste

- **Regulatory Compliance Measure RC-SW-1 (Designated Recycling Area)** In compliance with Los Angeles Municipal Code, the proposed Modified Project shall provide readily accessible areas that serve the entire building and are identified for the depositing, storage, and collection of nonhazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, and metals.
- **Regulatory Compliance Measure RC-SW-2 (Construction Waste Recycling)** In order to meet the diversion goals of the California Integrated Waste Management Act and the City of Los Angeles, which will total 70 percent by 2013, the Applicant shall salvage and recycle construction and demolition materials to ensure that a minimum of 70 percent of construction-related solid waste that can be recycled is diverted from the waste stream to be landfilled. Solid waste diversion would be accomplished through the on-site separation of materials and/or by contracting with a solid waste disposal facility that can guarantee a minimum diversion rate of 70 percent. In compliance with the Los Angeles Municipal Code, the General Contractor shall utilize solid waste haulers, contractors, and recyclers who have obtained an Assembly Bill (AB) 939 Compliance Permit from the City of Los Angeles Bureau of Sanitation.
- **Regulatory Compliance Measure RC-SW-3 (Commercial/Multifamily Mandatory Recycling)** In compliance with AB341, recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass and other recyclable material. These bins shall be emptied and recycled accordingly as a part of the Proposed Project's regular solid waste disposal program. The Project Applicant shall only contract for waste disposal services with a company that recycles solid waste in compliance with AB341.

LA Times Date: Thurs., May 19, 2016

CITY OF LOS ANGELES ENVIRONMENTAL NOTICES

Notice is hereby given to the general public of the availability for public review and comment on the following Environmental documents. Please call Darlene Navarrete to review file. (213)978-1332. Files are available for REVIEW at: Los Angeles City Hall, 200 N. Spring St., Room 750, Los Angeles, CA 90012. Comments can be faxed to: (213)978-1343, or emailed to darlene.navarrete@lacity.org. (*unless otherwise noted). CD indicates the City Council District, sf indicates square feet and LAMC indicates Los Angeles Municipal Code. The publication is intended to serve as our Notice of Intent to adopt the following Mitigated Negative Declaration (MND) or Negative Declaration (ND).

MITIGATED NEGATIVE DECLARATION-NG-14-138-PL: Republication. ENV-2013-1998. 2925 Waverly Dr; Hollywood. CD4. On 4/23/15, the Dept. of City Planning issued a reconsideration of the MND. The applicant has withdrawn all the requests for Zoning Administrator adjustments & modified the project description as a result of the Advisory public hearing proceedings on 7/9/14. As such, the project description was revised to read as follows: A Vesting Tentative Tract Map for a Small Lot subdivision to create 5 lots for the development of 5 single-family dwellings (1 dwelling unit on each lot). The project site is an approx. 16,182 sf in the RD1.5-1XL Zone. The project requires the demolition of an existing structure on site. Exhibits A-H have been added to the MND. REVIEW/COMMENT period ends: June 8, 2016

MITIGATED NEGATIVE DECLARATION-NG-15-219-PL: Addendum. ENV-2014-4049. 424 W 8th St; Central City. CD14. The project description has been revised to clarify that the proposed outdoor rooftop bar will be enclosed & will include an amplified music system. Specifically, the project description is revised to read as follows: The project is the adaptive reuse of an existing commercial building into an 116,954 sf, 226-room hotel/hostel located in Downtown. The following discretionary actions are requested: 1) a Conditional Use to permit the sale & dispensing of a full line of alcoholic beverages for 2 guest lounges, 2 restaurants, a lobby bar, a pool deck, and 228 in-room access cabinets; 2) a Conditional Use to permit public dancing throughout the premises; and 3) a Variance to permit an outdoor rooftop bar & pool in the C5 Zone. The outdoor rooftop bar will be enclosed & will include an amplified music system. REVIEW/COMMENT period ends: June 8, 2016

MITIGATED NEGATIVE DECLARATION-NG-15-501-PL: Republication. ENV-2014-4488. 5532 N Fulcher Ave; North Hollywood-Valley Valley. CD2. The project is the demolition of 7 units, built in 1923 & 1954 & the new construction, use, and maintenance of a 5-story, 60.2-ft. high apartment building containing 36 residential dwelling units, comprised of approx. 36,940 sf of floor area on a 15,802 sf site. Proposed building will provide a total of 45 automobile parking spaces & 40 bicycle parking spaces (36 long-term & 4 short-term), contained within 1 level of subterranean parking & 1 level of on-grade parking. The total number of units is derived by adding 27 base units & 9 density bonus units. Two on-menu incentives are requested. The incentives are a decrease in front yard setback from 15 ft. to 12 ft. (20%) & a decrease in rear yard setback from 17 ft. to 13.60 ft. (20%). The apartment units include 28, one-bedroom units & 8, two-bedroom units. A total of 3 units will be classified as affordable Very Low Income. The surrounding properties are generally characterized by improved streets & level terrain. Developments surrounding the subject property include many new apartments of similar size & scope to the proposed development. Please call (818)374-9916 to review the file. Documents are available for review at: Van Nuys Planning Office, 6262 Van Nuys Blvd., Rm 430, Van Nuys, CA 91407. Comments can be faxed: (818)374-9955. REVIEW/COMMENT period ends: June 8, 2016

MITIGATED NEGATIVE DECLARATION-NG-16-179-PL: Republication. ENV-2014-3435. 8289 W Grand View Dr; Hollywood. CD4. Revised. The construction of a 4-level, 1,120 sf RFA (Residential Floor Area), single-family dwelling, resulting in a maximum height of approx. 50 ft., installation of a septic system; widening improvements of the abutting roadways on Grand View Dr. & Yucca Trail, measuring less than 20 ft. in width, no further widening of the paved roadway on Grand View Dr. from the property continuous to the boundary of the Hillside Areas; allow 3 retaining walls on the property in lieu of the maximum of 2; allow 1 retaining wall with a maximum height of 15 ft. in lieu of the maximum of 12 ft., to accommodate a proposed new raised driveway, walkway, and over-in-height retaining wall, all on a through lot, approx. 3,711 sf (new dedication of 5.5 ft. on Grand View Dr. & 5.5 ft. on Yucca Trail resulting in new lot size of 3,275 sf); in the R1-1 Zone, fronting on standard Hillside Streets. All of the surrounding adjoining & abutting properties are zoned R1-1 & characterized by single-family dwelling on steep hillside lots. Proposed grading on the property includes an approx. total of 325 cubic yards of soil both cut & fill with minimal export. (This Mitigated Negative Declaration frequently refers to a March 2016 Technical Appendix, which is attached. Only those sections of the Technical Appendix that are specifically cited are to be considered a part of the MND). REVIEW/COMMENT period ends: June 8, 2016

MITIGATED NEGATIVE DECLARATION-NG-16-193-PL: ENV-2015-3478. 7707 N Ethel Ave; Sun Valley-La Tuna Canyon. CD2. The proposed project is the creation of 3 single family lots on an existing 22,035.4 sf lot. Lot "A" is proposed to be 6,000 sf, Lot "B," a flag lot, 7,064.6 sf (4,686 sf buildable), and Lot "C," 6,556.85 sf. Two new single family homes, both 2 stories & a maximum of 27 ft. in height & floor area of 7500 sf, will be built on newly created Lots "A" & "B" respectively. The existing single family dwelling will remain on Lot "C." Driveway access for Lots "A" & "B" will be off of Ampere Avenue. Access to Lot "C" will remain as it is currently off of Ethel Avenue. There are 8 non-protected trees on the site, and the project will require the removal of 4 of them. The entitlement request is for a Parcel Map for 3 lots, a Zone Change from RA-1 to RS-1, lot area reduction adjustments of less than 20% for all 3 lots, and a lot width adjustment greater than 20% for Lot "B." Please call (818)374-5061 to review the file. Documents are available for review at: Van Nuys Planning Office, 6262 Van Nuys Blvd., Rm 430, Van Nuys, CA 91401. Comments can be faxed: (818)374-9955. REVIEW/COMMENT period ends: June 8, 2016

MITIGATED NEGATIVE DECLARATION-NG-16-194-PL: ENV-2013-3263. 5970 W Santa Monica Blvd; Hollywood. CD13. The proposed project is the construction of 2 new mausoleum/crypt structures at the Hollywood Forever Cemetery, located along Santa Monica Blvd. between Gower St. & Van Ness Ave. in Hollywood. The applicant requests approval through the public benefit process to begin construction of a 10-15 year Master Plan. The smaller of the 2 structures will have a height of approx. 18 feet 9 inches & the larger of the 2 structures will have a height of approx. 97 feet 6 inches. The 2 proposed structures have a total floor area of approx. 90,200 sf. The development of the structures will be phased over a 10-15 year period, beginning with the addition of the 18 feet 9 inches outdoor mausoleum/wall crypt structure to the east side of an existing building near the Van Ness side of the property. Also proposed is a rooftop chapel on the 97' 6" structure & a surface parking lot. No new crematory facilities are proposed as part of this project. Grading will include 11,000 cubic yards of dirt & import/export will include 15,500 cubic yards of dirt. Ten palm trees will be removed. Hollywood Forever Cemetery was founded in 1899 & has been listed on the National Register of Historic Places since 1999. The Project Site is periodically used as a location for film production, outdoor concerts, movie screenings, cultural/artistic events & an annual Day of the Dead Festival. However, the Project does not intend to modify, expand, or permit any activities associated with these existing special events. No existing facilities will be disturbed as a result of the new development. The entitlement requests include: An Alternative Compliance Approval for a Public Benefit Project to permit a mausoleum with the following alternatives from the performance standards of Section 14.00 A.1: (a) a mausoleum building located zero ft. from the property line in lieu of the minimum 300 ft. distance from any adjoining street or A or R zoned property or residential use; (b) to permit a zero ft. front yard along the Gower St. frontage in lieu of the minimum 25 ft. front yard setback required by Section 12.0 C.1 of the Municipal Code; and (c) to permit a zero ft. setback at various locations along the periphery of the property in lieu of the minimum 10-ft. landscape buffer required by Section 14.00 A.1(5) of the Municipal Code; a Zone/Height District change from A1-1XL to A1-2D to permit maximum height of 97 feet 6 inches in lieu of the maximum 30 ft. permitted by Height District 1XL; a Variance to permit a project providing 107 parking spaces in lieu of 182 required; a Zoning Administrator's Adjustment (ZAA) to permit zero ft. front & side yards in lieu of the minimum 25 ft. yard otherwise required, and Site Plan Review for a development with 50,000 sf or more of non-residential building area. REVIEW/COMMENT period ends: June 8, 2016

MITIGATED NEGATIVE DECLARATION-NG-16-195-PL: ENV-2014-4149. 124 S Astronaut Ellison S. Onizuka St; Central City. CD14. The proposed project includes the development of an approx. 84,691 sf, 119.5-ft. (9 stories) tall, mixed use development with 77 residential units, 2,294 sf of ground floor retail, and 83 parking spaces in 3 levels of subterranean parking. The proposed project will provide a minimum of 9,398 sf of open space. The project site consists of 3 lots that comprise approx. 14,152 sf of lot area. The site is located in the Little Tokyo Community Design Overlay & the Greater Downtown Housing Incentive Area within the Central City Community Plan Area & is zoned [Q]C2-4D-CDO with General Plan Designation of Regional Center Commercial. The site is developed with 2 single-story commercial buildings that total approx. 1,266 sf & a surface parking lot, all of which shall be demolished. The site contains no trees. The project requests a Site Plan Review & Community Design Overlay Plan. REVIEW/COMMENT period ends: June 20, 2016

MITIGATED NEGATIVE DECLARATION-NG-16-196-PL: ENV-2015-2911. 2450 & 2560 N Summitridge Dr; Bel Air-Beverly Crest. CD4. The subject site is undeveloped. The subject project is for the construction, use, and maintenance of a new 2-story, 36-ft. tall, approx. 19,846 sf single family dwelling, providing 5 parking spaces. The proposed project also includes development of a new swimming pool, 2 detached accessory living quarters, and a pavilion. The project site is an approx. 249,341 sf sloped parcel, developed with a single-family dwelling to be demolished. The subject site is designated Minimum Residential on the Bel Air-Beverly Crest Community Plan land use map & zoned RE40-1-H. There are 20 existing native protected trees on the project site; 4 will be removed or relocated, subject to approval by the Board of Public Works. The subject project requires an approval of a Haul Route Permit to allow the exporting of 6,500 cubic yards of soil in a hillside area. REVIEW/COMMENT period ends: June 8, 2016

MITIGATED NEGATIVE DECLARATION-NG-16-197-PL: ENV-2015-3748. 960 N Stradella Rd; Bel Air-Beverly Crest. CD5. Demolition of an existing single-family dwelling & detached garage. The construction, use, and maintenance of a new 3-story, 30-ft. tall approx. 18,854 sf single family dwelling with a basement & a 4,881 sf 10-car garage. The proposed project also includes development of a new swimming pool, new spa, and new recreation room. The project site is an approx. 90,155 sf sloped parcel, developed with a 64-years old, 3,095 sf, single-family dwelling. The subject site is designated Minimum Residential on the Bel Air-Beverly Crest Community Plan land use map & zoned RE40-1-H. There are 7 existing native protected trees on the project site; 3 will be protected & 4 will be removed. Also, there are 38 unprotected trees of which 28 will be removed. The subject project requires an approval of a Haul Route Permit to allow the exporting of 15,853 cubic yards of soil in a hillside area. REVIEW/COMMENT period ends: June 8, 2016

MITIGATED NEGATIVE DECLARATION-NG-16-198-PL: ENV-2015-4119. 2175 Queesborough Ln; Bel Air-Beverly Crest. CD5. The subject site is undeveloped land. Proposed are the construction, use, and maintenance of a new 2-story, 24-foot 6-inch high, approx. 12,794 sf new single family dwelling with a basement that contains a 2,804 sf, 5-car garage. The proposed project also includes development of a swimming pool, and spa. The project site is an approx. 22,428 sf sloped, corner parcel. The subject site is designated Very Low I Residential on the Bel Air-Beverly Crest Community Plan land use map & zoned RE15-1-H. There is 1 existing native protected tree on the project site; it will be removed. Two native trees are proposed to be planted on the subject site & 2 native trees would be donated to the City Nursery, in order to mitigate the impact of the removal of this protected tree. The subject project requires an approval of a Haul Route Permit to allow the exporting of 5,200 cubic yards of soil in a hillside area. REVIEW/COMMENT period ends: June 8, 2016

MITIGATED NEGATIVE DECLARATION-NG-16-199-PL: ENV-2016-886. 854 N Napoli Dr; Brentwood-Pacific Palisades. CD11. The proposed project consists of the demolition of a 1-story, single-family dwelling & the construction of a new 2-story, approx. 32-ft.-in-height (31 feet 1 inch), single family dwelling with a basement level & an attached garage, new retaining walls (basement level), and a new swimming pool. The total project size is approx. 15,229 sf. The subject property is comprised of a rectangular residential lot with a lot area of approx. 17,290 sf, frontage is provided on Napoli Drive. The property is located within the Brentwood-Pacific Palisades Community Plan Area, zoned RE11-1, and has a General Plan Designation of Very Low II Residential. The project is located within a Hillside and Special Grading Area & requires the approval of a haul route to permit the export of 5,110 cubic yards of dirt. REVIEW/COMMENT period ends: June 8, 2016

**DEPARTMENT OF
CITY PLANNING**

200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
AND
6262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401

CITY PLANNING COMMISSION

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PRESIDENT

DANA M. PERLMAN
VICE-PRESIDENT

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CITY OF LOS ANGELES
CALIFORNIA



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INFORMATION
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May 13, 2016

Michael & Yiffat Rublevich (O) (A)
1203 Park Way
Beverly Hills, CA 90210

Sam Trude (R)
Southerly Group
3575 Long Beach Boulevard
Long Beach, CA 90807

RE: Reconsideration of Mitigated Negative Declaration No. ENV-2013-1998-MND-REC2;
Related cases: VTT 72367-SL; ZA-2013-2288-ZAA (terminated)
Hollywood Community Plan Area

On June 9, 2014, the Department of City Planning issued a Mitigated Negative Declaration (ENV-2013-1998-MND) for Case No. VTT 72367-SL and concurrent Case No. ZA-2013-2288-ZAA, with project address 2925 West Waverly Drive in the Hollywood Community Plan area. The original project description was:

A Vesting Tentative Tract Map involving a Small Lot Subdivision for five lots in the RD1.5-1XL Zone. The applicant wants to do early start construction and has applied for a Zoning Administrator's Adjustment to permit reduced side yards, reduce area between buildings, and to permit a 3-foot guardrail over the otherwise required 30-foot height limit for a maximum height of 33 feet.

On April 23, 2015, the Department of City Planning issued a reconsideration of the Mitigated Negative Declaration (MND), ENV-2013-1998-MND-REC1. The applicant has withdrawn all the requests for Zoning Administrator adjustments and modified the project description as a result of the Advisory Agency public hearing proceedings on July 9, 2014. As such, the project description was revised to read as follows:

A Vesting Tentative Tract Map for a Small Lot subdivision to create five lots for the development of five single-family dwellings (one dwelling unit on each lot). The project site is an approximately 16,182 square feet in the RD1.5-1XL Zone. The project requires the demolition of an existing structure on site.

On May 3, 2016, the applicant submitted additional language supporting the MND along with an air quality study. The City has reviewed the supplemental materials provided by the Applicant with its independent judgement and finds that it supports and is consistent with the adoption of the MND. The proposed map layout for VTT 72367-SL has not changed since the Letter of Determination was released on September 15, 2015, nor after the Central Area Planning Commission determination on January 12, 2016. However, neither the original MND nor the first reconsideration circulated the technical studies performed for the environmental analysis. Hence, the MND is to be re-circulated with the following exhibits:

- EXHIBIT A Environmental Impact Explanations by Meridian Consultants
(dated April 2016)
- EXHIBIT B Air Quality Study by Meridian Consultants
(dated April 2016)
- EXHIBIT C Historic Resource Evaluation by Kaplan Chen Kaplan
(dated February 7, 2014)
- EXHIBIT D Tree Report by Jerome Smith Arboriculture
(dated June 11, 2013)
- EXHIBIT E Solar Energy Feasibility Report by Architects WILL
(dated June 20, 2013)
- EXHIBIT F Geology and Soils Report Approval Letter by the Grading Division of the
Department of Building and Safety
(dated April 29, 2014)
- EXHIBIT G Geotechnical Report by Novus Geoconsultants
(dated June 16, 2013)
- EXHIBIT H Addendum Geotechnical Report by Novus Geoconsultants
(dated April 5, 2014)

The project will not create any substantial impacts beyond what has been previously analyzed in the original environmental assessment. As the previously issued Mitigated Negative Declaration ENV-2013-1998-MND addresses the potential environmental impacts of the proposed project, the mitigation measures imposed still serve to mitigate the impacts of the project to less than significant levels as required by the California Environmental Quality Act (CEQA).

Sincerely,



JOSE CARLOS ROMERO-NAVARRO
Deputy Advisory Agency

JCRN

**DEPARTMENT OF
CITY PLANNING**
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
AND
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April 23, 2015

Michael & Yiffat Rublevich (O) (A)
1203 Park Way
Beverly Hills, CA 90210

Sam Trude (R)
Southerly Group
3575 Long Beach Boulevard
Long Beach, CA 90807

RE: Reconsideration of Environmental Impact Report No. ENV-2013-1998-MND-REC1;
Related cases: VTT 72367-SL; ZA-2013-2288-ZAA (terminated)
Hollywood Community Plan Area

On June 9, 2014, the Department of City Planning issued a Mitigated Negative Declaration (ENV-2013-1998-MND) for Case No. VTT 72367-SL and concurrent Case No. ZA-2013-2288-ZAA, with project address 2925 West Waverly Drive in the Hollywood Community Plan area. The original project description was:

A Vesting Tentative Tract Map involving a Small Lot Subdivision for five lots in the RD1.5-1XL Zone. The applicant wants to do early start construction and has applied for a Zoning Administrator's Adjustment to permit reduced side yards, reduce area between buildings, and to permit a 3-foot guardrail over the otherwise required 30-foot height limit for a maximum height of 33 feet.

On November 11, 2014, the applicant's representative requested a reconsideration of the Mitigated Negative Declaration, ENV-2013-1998-MND-REC1. The applicant has withdrawn all the requests for Zoning Administrator adjustments and modified the project description as a result of the Advisory Agency public hearing proceedings on July 9, 2014. As such, the project description is revised to read as follows:

A Vesting Tentative Tract Map for a Small Lot subdivision to create five lots for the development of five single-family dwellings (one dwelling unit on each lot). The project site is an approximately 16,182 square feet in the RD1.5-1XL Zone. The project requires the demolition of an existing structure on site.

The proposed VTT 72367-SL, as revised, will not create any substantial impacts beyond what has been previously analyzed in the original environmental assessment and does not represent any dwelling unit increase or substantial change to the originally proposed project.

The subject site is improved with a single-family dwelling (referenced as the "Tirado House") for which a request was submitted to designate the property as a Historic-Cultural Monument. On February 6, 2014, the Cultural Heritage Commission (CHC) voted unanimously to support the Office of Historic Resources (OHR) staff recommendation that the subject property met none of the Cultural Heritage Ordinance's criteria for designation. The CHC did not declare the subject property as a Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.1. Among the findings presented to the CHC were that the subject building does not embody the distinguishing characteristics of the Ranch style; it also found that while Gilbert Leong is unquestionably a notable architect, particularly for his role in designing New Chinatown, he does not rise to the level of a "master architect" whose "individual genius influenced his age," as would be required for designation under the Cultural Heritage Ordinance based on association with an architect.

As the previously issued Mitigated Negative Declaration ENV-2013-1998-MND addresses the potential environmental impacts of the proposed project, the mitigation measures imposed still serve to mitigate the impacts of the project to less than significant levels as required by the California Environmental Quality Act (CEQA).

Sincerely,



JOSE CARLOS ROMERO-NAVARRO
Deputy Advisory Agency

JCRN

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 4 - TOM LABONGE
--	---

PROJECT TITLE ENV-2013-1998-MND	CASE NO. VTT-72367-SL
---	---------------------------------

PROJECT LOCATION
2925 W WAVERLY DR

PROJECT DESCRIPTION
 A Vesting Tentative Tract Map involving a Small Lot Subdivision for five lots in the RD1.5-1XL Zone. The applicant wants to do early start construction and has applied for a Zoning Administrator's Adjustment to permit reduced side yards, reduce area between buildings and to permit a 3-foot guardrail over the otherwise required 30-foot height limit for a maximum height of 33 feet.

NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY
 Michael Rublevich
 1203 Park Way
 Beverly Hills, CA 90210

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

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

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

THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.

NAME OF PERSON PREPARING THIS FORM	TITLE	TELEPHONE NUMBER
DARYLL MACKEY	City Planning Associate	(213) 978-1456

ADDRESS	SIGNATURE (Official)	DATE
200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA. 90012		JUNE 9, 2014

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.

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.

V-20. Cultural Resources (Archaeological)

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

V-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-60. Landslide Area

- Environmental impacts may result due to the proposed project's location in an area with landslide 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 geotechnical report shall assess potential consequences of any landslide and soil displacement, 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.

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

- Due to the age of the building(s) being demolished, toxic and/or hazardous construction materials may be located in the structure(s). Exposure to such materials during demolition or construction activities could be hazardous to the health of the demolition workers, as well as area residents, employees, and future occupants. However, these impacts can be mitigated to a less than significant level by the following measure:
- **(Asbestos)** Prior to the issuance of any permit for the demolition or alteration of the existing structure(s), the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant indicating that no Asbestos-Containing Materials (ACM) are present in the building. If ACMs are found to be present, it will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other applicable State and Federal rules and regulations.
- **(Lead Paint)** Prior to issuance of any permit for the demolition or alteration of the existing structure(s), a lead-based paint survey shall be performed to the written satisfaction of the Department of Building and Safety. Should lead-based paint materials be identified, standard handling and disposal practices shall be implemented pursuant to OSHA regulations.

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

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

XIV-10. Public Services (Fire)

- Environmental impacts may result from project implementation due to the location of the project in an area having marginal fire protection facilities. However, this potential impact will be mitigated to a less than significant level by the following measure:
- The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

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

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

XVII-100. Utilities (Solid Waste Disposal)

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

XVIII-10. Cumulative Impacts

- There may be environmental impacts which are individually limited, but significant when viewed in connection with the effects of past projects, other current projects, and probable future projects. However, these cumulative impacts will be mitigated to a less than significant level though compliance with the above mitigation measures.

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

LEAD CITY AGENCY: City of Los Angeles	COUNCIL DISTRICT: CD 4 - TOM LABONGE	DATE: 04/24/2014
RESPONSIBLE AGENCIES: Department of City Planning		
ENVIRONMENTAL CASE: ENV-2013-1998-MND	RELATED CASES: VTT-72367-SL	
PREVIOUS ACTIONS CASE NO.:	<input type="checkbox"/> Does have significant changes from previous actions. <input type="checkbox"/> Does NOT have significant changes from previous actions	
PROJECT DESCRIPTION: SMALL LOT SUBDIVISION FOR FIVE DWELLING UNITS		
ENV PROJECT DESCRIPTION: A Vesting Tentative Tract Map involving a Small Lot Subdivision for five lots in the RD1.5-1XL Zone. The applicant wants to do early start construction and has applied for a Zoning Administrator's Adjustment to permit reduced side yards, reduce area between buildings and to permit a 3-foot guardrail over the otherwise required 30-foot height limit for a maximum height of 33 feet.		
ENVIRONMENTAL SETTINGS: The project site is located in a hillside area with sloping lots and narrow winding hillside streets. The project site is a rectangular shaped lot having a frontage of 55 feet on the northerly side of Waverly Drive and slopes upward from Waverly Drive. The site consist of 16,182 square feet and is improved with a one story single family dwelling that was built by the famous architect Gilbert Leong. The house was reviewed for its historical significance and has been determined not to be historically significant. The block wherein the project site is located is improved primarily with single family dwellings in the RD1.5-1XL. Adjoining property to the west is improved with a 54-unit condominium building in the RD1.5-1XL Zone. Adjoining property to the east is improved with a single family dwelling. The property is located in a Very High Fire Hazard Severity Zone and landslide area. Waverly Drive is a winding local street in the hillside and is dedicated to a width of 60 feet.		
PROJECT LOCATION: 2925 W WAVERLY DR		
COMMUNITY PLAN AREA: HOLLYWOOD STATUS: <input checked="" type="checkbox"/> Does Conform to Plan <input type="checkbox"/> Does NOT Conform to Plan	AREA PLANNING COMMISSION: CENTRAL	CERTIFIED NEIGHBORHOOD COUNCIL: SILVER LAKE
EXISTING ZONING: RD1.5-1XL	MAX. DENSITY/INTENSITY ALLOWED BY ZONING: 10-units	LA River Adjacent: NO
GENERAL PLAN LAND USE: LOW MEDIUM II RESIDENTIAL	MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION:	
	PROPOSED PROJECT DENSITY: 5-units	

Determination (To Be Completed By Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions on the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

City Planning Associate

(213) 978-1456

Signature

Title

Phone

Evaluation Of Environmental Impacts:

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

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

Environmental Factors Potentially Affected:

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

<input type="checkbox"/> AESTHETICS	<input type="checkbox"/> GREEN HOUSE GAS EMISSIONS	<input type="checkbox"/> POPULATION AND HOUSING
<input type="checkbox"/> AGRICULTURE AND FOREST RESOURCES	<input checked="" type="checkbox"/> HAZARDS AND HAZARDOUS MATERIALS	<input checked="" 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 checked="" type="checkbox"/> MANDATORY FINDINGS OF SIGNIFICANCE

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

Background

PROPONENT NAME:

Michael Rublevich

PHONE NUMBER:

(310) 720-0101

APPLICANT ADDRESS:

1203 Park Way
Beverly Hills, CA 90210

AGENCY REQUIRING CHECKLIST:

Department of City Planning

DATE SUBMITTED:

07/02/2013

PROPOSAL NAME (if Applicable):

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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I. AESTHETICS				
a.	Have a substantial adverse effect on a scenic vista?			✓
b.	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			✓
c.	Substantially degrade the existing visual character or quality of the site and its surroundings?			✓
d.	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			✓
II. AGRICULTURE AND FOREST RESOURCES				
a.	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?			✓
b.	Conflict with existing zoning for agricultural use, or a Williamson Act contract?			✓
c.	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?			✓
d.	Result in the loss of forest land or conversion of forest land to non-forest use?			✓
e.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			✓
III. AIR QUALITY				
a.	Conflict with or obstruct implementation of the applicable air quality plan?			✓
b.	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	✓		
c.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			✓
d.	Expose sensitive receptors to substantial pollutant concentrations?			✓
e.	Create objectionable odors affecting a substantial number of people?			✓
IV. BIOLOGICAL RESOURCES				
a.	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			✓
b.	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?			✓
c.	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			✓
d.	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			✓
e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	✓		
f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			✓
V. CULTURAL RESOURCES				

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

VI. GEOLOGY AND SOILS

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

VII. GREEN HOUSE GAS EMISSIONS

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

VIII. HAZARDS AND HAZARDOUS MATERIALS

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

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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h.	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			✓
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-2013-1998-MND** and the associated case(s), **VTT-72367-SL**. 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:
DARYLL MACKAY	City Planning Associate	(213) 978-1456	04/23/2014

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

I. AESTHETICS		
a.	LESS THAN SIGNIFICANT IMPACT	There are no established or registered scenic vistas within the vicinity of the project site. All views in the vicinity of the project site are views of residential buildings.
b.	LESS THAN SIGNIFICANT IMPACT	There are no established scenic resources, including rock outcroppings or historic buildings within a scenic highway. The site is improved with a one-story single family dwelling that was designed by Gilbert Leong. A historic evaluation was done and it was determined by Cultural Heritage Commission to be not historically significant.
c.	LESS THAN SIGNIFICANT IMPACT	The proposed single dwellings will have a modern design but will not degrade the existing visual character or quality of the site and its surrounding.
d.	LESS THAN SIGNIFICANT IMPACT	The surrounding area is illuminated by street lights and exterior lighting on the residential buildings. The exterior lighting on the proposed single family dwellings will not substantially increase the ambient light levels but will add to existing lighting. The impact will be less than significant.
II. AGRICULTURE AND FOREST RESOURCES		
a.	NO IMPACT	The project site is located in an urban environment and is not zoned or designated for farmland. Therefore, the proposed project would have no impact on converting any kind of farmland to a non-agricultural use.
b.	NO IMPACT	The project site is not zoned for agricultural use and the project will not involve any agricultural use. Thus, the project will not conflicting with existing zoning for agricultural use or a Williamson Act Contract.
c.	NO IMPACT	The site is developed with a one-story single family dwelling and is not designated for forest land or will result in the conversion of forest land or will be subject to rezoning for timberland. It is zoned RD1.5-1XL which permits residential development. Therefore, the proposed project will not conflict with existing zoning for or cause rezoning of forest land or timberland. No impact would result.

Impact?	Explanation	Mitigation Measures
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d.	NO IMPACT	The project site is developed with a single family dwelling and not designated for forest land or will result in the conversion of forest land to a non-forest use. Thus the proposed project will have no impact on the lost of forest land or conversion of forest land to a non-forest use.	
e.	NO IMPACT	The project site is developed with a single family dwelling and is not zoned or designated for farmland or an agricultural use. Therefore, the proposed use of land for five single family dwellings will not have an impact on the conversion of Farmland to a non-agricultural use.	

III. AIR QUALITY

a.	LESS THAN SIGNIFICANT IMPACT	The proposed single family development will not conflict with the growth assumptions in the South Coast Air Quality Management District's Air Quality Management Plan. All growth associated with the project is well within the parameters needed to allow attainment of ozone standard on schedule.	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	During the construction phase of the project, onsite levels of particulate matter PM2.5 from offsite road equipment could exceed one pound per day of emissions. This potential impact will be reduced to less than significant by incorporating the attached mitigation measure.	III-10
c.	LESS THAN SIGNIFICANT IMPACT	The single family dwellings will have ventilation incorporated into building design. There will be no operational impact to the occupants.	
d.	NO IMPACT	During the construction phase it has been determined that PM2.5 levels could exceed the local threshold standards established by the SCAQMD but because of recommended mitigation measures during the construction phase, the project would not expose sensitive receptors to substantial pollutant concentrations. Therefore no impact would result.	
e.	NO IMPACT	The project consist of five single family dwellings and will not result in activities that create objectionable odors affecting a substantial number of people.	

IV. BIOLOGICAL RESOURCES

Impact?	Explanation	Mitigation Measures
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a.	NO IMPACT	The project site is located in an urban area containing primarily single family dwellings with a few buildings containing multiple dwelling units on Waverly Drive. Therefore, the project would not have a substantial adverse effect directly or through habitat modifications as there is no fish or wildlife habitat on or surrounding the property.	
b.	NO IMPACT	The project site is not located on any riparian habitat or other sensitive natural community. Therefore, the proposed project consisting of five single family dwellings will have no impact on riparian habitat or other sensitive natural community.	
c.	NO IMPACT	The project site is not located on any federally protected wetlands. No impact would result.	
d.	NO IMPACT	The project site is located in an urban environment surrounded primarily with single family dwellings The project site is improved with a one-story single family dwelling that will be demolished. Therefore the project will not interfere with the movement of any native resident or migratory corridor, or impede the use of native wildlife nursery sites.	
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project site has a total of 20 trees ranging from 5 to 20 inches in diameter. All trees that are at least 8 inches that will be removed shall be replaced on a 1:1 ratio.	IV-70
f.	NO IMPACT	No locally designated natural communities are known to occur on or adjacent to the site. Thus, the proposed project would not conflict with the provisions of an adopted Habitat Conservation Plan or other approved local, regional or state habitat conservation plan.	

V. CULTURAL RESOURCES

a.	LESS THAN SIGNIFICANT IMPACT	The subject property is developed with a one-story single family dwelling that has was determined to have no historical significance. No impact would occur.	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The subject property is located within one of the oldest sections of Los Angeles and there is the possibility during grading and excavation for the foundations of the proposed single family dwellings that an archaeological resource may be discovered. If this occurs the following mitigations will	V-20

Impact?	Explanation	Mitigation Measures
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		reduce the impact to less than significant.	
c.	LESS THAN SIGNIFICANT IMPACT	It is not anticipated that any unique paleontological resource or site geologic features will be destroyed or discovered on the site.	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The subject property is located in one of the oldest section of Los Angeles and there is the possibility during grading and excavation for the respective foundations for the proposed single family dwellings that human remains could be unearthed. If this occurs the following mitigation will reduce any potential impacts to less than significant.	V-40

VI. GEOLOGY AND SOILS

a.	NO IMPACT	The project site is not located within an established Alquist Priolo Earthquake Fault Zone. No impact would result.	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The proposed development has the potential to be subject to strong seismic ground shaking. This potential impact can be reduced to a less than significant by incorporating the attached mitigation measures.	VI-10
c.	NO IMPACT	The project site is not located in a liquefaction zone. No impact would occur.	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project site has been identified to be located in a landslide area. The implementation of the attached mitigation measure will reduce the impact to less than significant.	VI-60
e.	LESS THAN SIGNIFICANT IMPACT	During the construction phase of the project, the grading and excavation would expose minimal amounts of soil for a limited time, allowing for possible erosion.	
f.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project site is located in a landslide area. A geotechnical report prepared by a registered civil engineer or certified engineering geologist is required and submitted to the Department of Building and Safety for review. In addition, the proposed project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Letter. This will mitigate any potential impact to less than significant.	VI-60
g.	NO IMPACT	The subject property is not located on expansive soils. No impact would occur.	

Impact?	Explanation	Mitigation Measures
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h.	NO IMPACT	The site is located in an urban area within the City of Los Angeles which is served by a wastewater collection, conveyance and treatment system. No systems are necessary or proposed.	
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VII. GREEN HOUSE GAS EMISSIONS

a.	LESS THAN SIGNIFICANT IMPACT	There are currently no applicable adopted thresholds or guidance adopted by the South Coast Air Quality Management District or City of Los Angeles to assess the significance of potential impacts associated with greenhouse gases (GHG). In the absence of established GHG thresholds, the Governor's Office of Planning Research (OPR) recommends that lead agencies make a good-faith effort to calculate, model or estimate the amount of carbon oxide and other GHG emissions from a project. The construction of the project would emit GHG emissions through the combustion of fossil fuels from a variety of sources and vehicle trips generated by construction workers traveling to and from the site. The impacts will vary day to day over the duration of construction activities.	
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b.	LESS THAN SIGNIFICANT IMPACT	There are currently no applicable adopted thresholds or guidance adopted by the South Coast Air Quality Management District or City of Los Angeles to assess the significance of potential impacts associated with green house gases (GHG). In the absence of established guidelines given the size of the project it can be assumed that the project will meet the goals of the Air Resource Board AB 32 Scoping Plan for GHG emissions.	
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VIII. HAZARDS AND HAZARDOUS MATERIALS

a.	LESS THAN SIGNIFICANT IMPACT	During construction there is the potential for use of hazardous materials, including vehicle fuels, oils and transmissions fluids. However, all potentially hazardous materials will be contained, stored and used in accordance with manufacture's instructions and handled in compliance with applicable standards and regulations. There is nothing unique or specific about the project or its location that would warrant any mitigation beyond general compliance.	
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b.	LESS THAN SIGNIFICANT IMPACT	The existing single family dwelling will be demolished and could release microbiological particles from asbestos and lead paint into the environment.	
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Impact?	Explanation	Mitigation Measures	
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Ivanhoe Elementary School is located within 500 feet of the subject property. Students, employees and visitors to the school could potentially be impacted by hazardous material emitted into the atmosphere during the demolition of the existing single family dwelling and construction of the new single family dwellings. However, the implementation of mitigation VIII 10 will reduced potential impacts to less than significant.	VIII-10
d.	NO IMPACT	The project site is not located on a hazardous materials list. No impact would result.	
e.	NO IMPACT	The project site is not located within airport land use plan or within two miles of a public airport. Therefore, the project would not result in a safety hazard for people residing or working in the project area.	
f.	NO IMPACT	The project site is not located within the vicinity of a private airstrip. As such, the project would not result in a safety hazard for people residing or working in the project area.	
g.	LESS THAN SIGNIFICANT IMPACT	The project as designed would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.	
h.	NO IMPACT	The design of this project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires. The project site is located in an urban environment.	

IX. HYDROLOGY AND WATER QUALITY

a.	LESS THAN SIGNIFICANT IMPACT	The project will comply with the national Pollutant Discharge Elimination System Program which establishes a comprehensive storm water quality program to manage urban storm water and minimize pollution of the environment to the maximum extent possible. The City of Los Angeles has adopted the regulatory requirements set forth in the Standard Urban Storm Water Mitigation Plan (SUMP) of the Los Angeles Regional Water Quality Control Board under Ordinance No. 173,494. These Best Management Practices BMP typically include controlling roadways and parking lot contaminants by installing oil and grease separators at storm drain inlet; cleaning parking lots on a regular basis, incorporating peak flow, reduction and	
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Impact?	Explanation	Mitigation Measures
	infiltration features (such as grass filter strips) into landscaping. The utilization of these BMP will prevent any violations of any water quality standards or waste discharge. No impact would result.	
b. LESS THAN SIGNIFICANT IMPACT	The project will comply with Los Angeles Municipal Code Section 64.70. This is associated with the Low Development Impact Ordinance. The Low Impact Development (LID) is a storm water management strategy that seeks to prevent impacts of runoff and storm water pollution and storm water pollution as close to its source as possible. The ordinance was passed in 2011 and amends LAMC 64.70 (the City's Storm Water Ordinance) and expands the City's existing SUMP requirements.	
c. NO IMPACT	The project will comply with L.A.M.C. Section 64.70.	
d. LESS THAN SIGNIFICANT IMPACT	The project will comply with Section 64.70.	
e. LESS THAN SIGNIFICANT IMPACT	The project will comply with Section 64.70.	
f. LESS THAN SIGNIFICANT IMPACT	The project does not include other sources of contaminants that could substantially degrade water quality. No impact would occur.	
g. NO IMPACT	The project is not located within a 100-year flood hazard area. No impact would occur.	
h. NO IMPACT	The project is not located within a 100-year flood hazard area.	
i. NO IMPACT	The project site is not located near a dam or levee. Thus the project would not expose people or structures to a significant risk of loss due to flooding as a result of failure of a levee or dam. No impact would result.	
j. NO IMPACT	The project site is not located within a Tsunami Inundation Zone.	
X. LAND USE AND PLANNING		
a. LESS THAN SIGNIFICANT IMPACT	The project site is located in a primarily single family neighborhood and is adjoined by a 54-unit condominium to west and single family dwelling to the east. Thus, the proposed project will not physically divide an established community.	

Impact?	Explanation	Mitigation Measures
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b.	LESS THAN SIGNIFICANT IMPACT	The proposed project will not conflict with any applicable land use plan, policy, or regulation of an agency jurisdiction over the project (including but not limited to the general plan, specific plan, local coastal program or zoning ordinance).	
c.	LESS THAN SIGNIFICANT IMPACT	The project site is not located on a natural habitat and would not conflict with any applicable habitat conservation plan or natural community conservation plan.	

XI. MINERAL RESOURCES

a.	NO IMPACT	Neither the project site or the surrounding area is identified as an area containing mineral deposits of regional or statewide significance. Also, the site is not located within an oil field or oil drilling area, and is not a part of any oil Drilling Surface Mining Use District.	
b.	NO IMPACT	The project site is not located on an established locally important mineral resource site. No impact would result.	

XII. NOISE

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	There will be construction related noise impacts due to the operation of heavy equipment for grading and site preparation and various construction for the proposed single family dwellings. These impacts will be reduced to a less than significant level through the implementation of construction mitigation measures.	XII-20
b.	LESS THAN SIGNIFICANT IMPACT	Groundborne vibrations during the construction phase of the project will not result in a substantial permanent increase in ambient noise levels in the project vicinity above levels without the project.	
c.	NO IMPACT	The development of the project will not result in a substantial permanent increase in ambient noise levels in the project vicinity above existing noise levels already occurring in the project vicinity.	
d.	LESS THAN SIGNIFICANT IMPACT	There will be temporary or periodic increase in ambient noise levels in the project vicinity during the construction phase of the project. These temporary impacts will be mitigated through the established construction mitigation measures.	
e.	NO IMPACT	The project site is not with an airport land use plan and will not expose people residing or working in the project area to excessive noise levels.	

Impact?	Explanation	Mitigation Measures
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f.	NO IMPACT	The project site is not located within the vicinity of a private airstrip and will not expose people residing or working in the project area to excessive noise levels.	
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XIII. POPULATION AND HOUSING

a.	LESS THAN SIGNIFICANT IMPACT	The proposed project will not result in an induction of substantial growth as a result of five new single family dwellings. The increase in population will be insignificant.	
b.	NO IMPACT	The site is currently improved with a single family dwelling and the new development will add additional single family dwellings on the property. This will add to the housing stock as oppose to displacing existing housing.	
c.	NO IMPACT	The existing single family dwelling is owner occupied and will be replaced with single family dwellings that will be owner occupied. Therefore no displacement of people will occur.	

XIV. PUBLIC SERVICES

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project site is located in a designated Very High Fire Severity Zone. The attached mitigation measure will reduce any potential impacts to less than significant.	XIV-10
b.	LESS THAN SIGNIFICANT IMPACT	It does not appear that the size of the project will have a significant impact on the demand for public resources for police protection.	
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Ivanhoe Elementary School is located within 500 feet of the project site and could be impacted by construction activity of the proposed development. Any potential impacts will be reduced to less than significant by incorporating the attached mitigation measures.	XIV-40
d.	LESS THAN SIGNIFICANT IMPACT	Local parks in the vicinity of the project include Chevy Chase Park, North Atwater Park, and Glenhurst Park. The impact on public resources as it relates to parks is less than significant.	
e.	LESS THAN SIGNIFICANT IMPACT	The project site is serviced by Atwater Village Library. The impact on the demand for libraries is less than significant.	

XV. RECREATION

a.	LESS THAN SIGNIFICANT IMPACT	There are sufficient number of parks in the area and the proposed project would not substantially increase the demand on these existing parks.	
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Impact?	Explanation	Mitigation Measures
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b.	LESS THAN SIGNIFICANT IMPACT	The proposed project will not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.	
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XVI. TRANSPORTATION/TRAFFIC

a.	LESS THAN SIGNIFICANT IMPACT	This project does not meet the threshold whereby a traffic study was required by the Department of Transportation. Any impact pertaining to performance standards as it relates to the circulation system, taking into account all modes of transportation will be less than significant.	
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b.	LESS THAN SIGNIFICANT IMPACT	This project will not conflict with any congestion management program, including level of service standards and travel demand measures or other standards established by the county congestion management agency for designated roads or highways.	
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c.	NO IMPACT	This project is not in close proximity to an airport and will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risk.	
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d.	NO IMPACT	This project does not include any hazardous design features.	
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e.	NO IMPACT	This project will not result in inadequate emergency access. Direct access to the properties will be from Waverly Drive.	
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f.	NO IMPACT	This project will not conflict with any adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities.	
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XVII. UTILITIES AND SERVICE SYSTEMS

a.	NO IMPACT	The project is located within the service area of the Hyperion Treatment Plant (HTP). HTP has been designed to treat 450 million gallons of waste-water per day to full secondary treatment. Full secondary treatment prevents virtually all particles suspended in effluent from being discharged into the Pacific Ocean. and is consistent with the Los Angeles Regional Water Quality Board for the Santa Monica Bay. The City's Sewer Allocation Ordinance (166,660) limits the annual increase in waste-water flow to HTP to five million gallons per day. Prior to the issuance of buildings permits, the project would be required to demonstrate compliance with the monthly allocation set forth by the ordinance. In addition, the	
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Impact?	Explanation	Mitigation Measures
	project would not be able to connect to the City's waste-water system until capacity is available. All of these factors will ensure capacity with the HTP. As such the project will not exceed waste-water treatment requirements and the impact will be less than significant.	
b. NO IMPACT	All waste water-water generated by the project can be handled adequately by the HTP. Therefore, the project will not require any construction of new waste or waste-water treatment facilities or the expansion of existing facilities. No impact would result.	
c. NO IMPACT	The project will include landscaping and an irrigation system and will not require the construction of new storm water drainage facilities or expansion of existing facilities.	
d. LESS THAN SIGNIFICANT IMPACT	The Department of Water and Power will supply the project with water. No impact would result.	
e. LESS THAN SIGNIFICANT IMPACT	The HTP has the capacity to adequately treat wastewater from the project. No impact would result.	
f. LESS THAN SIGNIFICANT IMPACT	All solid waste that will be generated from the project will be disposed of at the Sunshine Canyon Landfill. There is currently adequate capacity to handle any solid waste that would be generated from the project. No impact would occur.	
g. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	This project will be required to provide on-site recycling to reduce the amount of trash going to landfills. This will reduce the amount of solid waste impact to less than significant level.	XVII-100
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE		
a. NO IMPACT	The project site is located in an urban area surrounded by properties improved with residential uses. The project does not have the potential to substantially reduce the habitat of a fish or wildlife species to drop below self-sustaining levels. No impact would result.	
b. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The proposed project will result in environmental impacts, however, each impact can be impacted to a less than significant level with the incorporation of the attached mitigation measures.	XVIII-10
c. NO IMPACT	After implementation of the mitigation measures, the proposed project will not have any significant direct or indirect impacts to human beings.	