

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 2 - PAUL KREKORIAN

**PROJECT TITLE**

ENV-2016-121-MND

**CASE NO.**

APCSV-2016-120-ZC-SPPA-SPP, VTT-74024-SL

**PROJECT LOCATION**

5137-5149 1/2 N COLFAX AVE

**PROJECT DESCRIPTION**

The project proposes the Small Lot Subdivision of two parcels into 12 lots for the new construction, use, and maintenance of 12, three-story, 32-foot 9 3/8 inch high, single-family homes. Two (2) automobile parking spaces will be provided on the ground floor level of each proposed residence, totaling 24 covered residential parking spaces. Additionally, four (4) guest parking spaces will be provided on-site. The project involves the demolition of an existing office building, restaurant, and four (4) residential dwelling units, contained within three (3) total structures. It will require the grading and export of approximately 300 cubic yards of dirt.

The requested entitlements are for a Vesting Tentative Tract Map for the creation of 12 Small Lot Subdivision lots, a Zone Change from [Q]C2-1VL to (T)(Q)RAS3-1VL in conformance with the Neighborhood Office Commercial land use designation of the North Hollywood – Valley Village Community Plan, a Project Permit Compliance for the Valley Village Specific Plan, and a Specific Plan Adjustment to permit a building height of 32 feet 9 3/8 inches in lieu of the 30 foot maximum building height limit in the Valley Village Specific Plan.

**NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY**

Woodbridge Investments, LLC & Daniel Marinoff & Carol Marinoff Trust  
3491 Grande Vista Drive #672  
Newbury Park, CA 91319

**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**

PEGGY MALONE BROWN

**TITLE**

CITY PLANNING ASSOCIATE

**TELEPHONE NUMBER**

(818) 374-5036

**ADDRESS**

200 N. SPRING STREET, 7th FLOOR  
LOS ANGELES, CA. 90012

**SIGNATURE (Official)****DATE**

02/22/2017



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

<b>LEAD CITY AGENCY:</b> City of Los Angeles	<b>COUNCIL DISTRICT:</b> CD 2 - PAUL KREKORIAN	<b>DATE:</b> 02/03/2017
<b>RESPONSIBLE AGENCIES:</b> Department of City Planning		
<b>ENVIRONMENTAL CASE:</b> ENV-2016-121-MND	<b>RELATED CASES:</b> APCSV-2016-120-ZC-SPPA-SPP, VTT-74024-SL	
<b>PREVIOUS ACTIONS CASE NO.:</b>	<input type="checkbox"/> Does have significant changes from previous actions. <input checked="" type="checkbox"/> Does NOT have significant changes from previous actions.	
<b>PROJECT DESCRIPTION:</b> A VESTING TENTATIVE TRACT MAP FOR A MAXIMUM 12-LOT SMALL LOT SUBDIVISION AND A ZONE CHANGE FROM [Q]C2-1VL (ORD. 168,613) TO RAS3-1VL AND PROJECT PERMIT.		
<b>ENV PROJECT DESCRIPTION:</b> <p>The project proposes the Small Lot Subdivision of two parcels into 12 lots for the new construction, use, and maintenance of 12, three-story, 32-foot 9 3/8 inch high, single-family homes. Two (2) automobile parking spaces will be provided on the ground floor level of each proposed residence, totaling 24 covered residential parking spaces. Additionally, four (4) guest parking spaces will be provided on-site. The project involves the demolition of an existing office building, restaurant, and four (4) residential dwelling units, contained within three (3) total structures. It will require the grading and export of approximately 300 cubic yards of dirt.</p> <p>The requested entitlements are for a Vesting Tentative Tract Map for the creation of 12 Small Lot Subdivision lots, a Zone Change from [Q]C2-1VL to (T)(Q)RAS3-1VL in conformance with the Neighborhood Office Commercial land use designation of the North Hollywood – Valley Village Community Plan, a Project Permit Compliance for the Valley Village Specific Plan, and a Specific Plan Adjustment to permit a building height of 32 feet 9 3/8 inches in lieu of the 30 foot maximum building height limit in the Valley Village Specific Plan.</p>		
<b>ENVIRONMENTAL SETTINGS:</b> <p>The subject property is a generally level, rectangular-shaped piece of land totaling 16,952 square feet (0.39 acres), and consisting of two parcels. The site is located within the North Hollywood - Valley Village Community Plan with a land use designation of Neighborhood Office Commercial, and is currently zoned [Q]C2-1VL. The project site adjoins the westerly side of Colfax Avenue (a designated Avenue II under the Mobility Plan 2035), between Magnolia Boulevard (to the north) and Hartsook Street (to the south). The rear of the subject property adjoins the T-intersection of two (2), 20-foot alleys. The project site is currently improved with a one-story office building, one-story restaurant, and four (4) residential dwelling units, contained within three (3) total structures. There are three (3) trees equal to or greater than eight (8) inches in trunk diameter currently on-site, all of which are proposed for removal. No tree proposed for removal is a protected tree.</p> <p>Surrounding properties are within the [Q]C2-1VL, [Q]RD1.5-1, R1-1, and PF-1VL zones, and are characterized by generally level topography and improved streets. The subject property is surrounded by a combination of neighborhood-serving commercial multi-family residential, and single-family residential land uses. Immediately north of the project site is an auto repair shop, proposed for demolition for the new construction of a three-story, mixed-use building containing 19 apartment units and 1,575 square feet of commercial floor area. To the immediate south is a three-story, eight-unit apartment building. The properties adjoining the easterly side of Colfax Avenue opposite the subject property are developed with neighborhood-serving commercial land uses, including a liquor store, dry cleaner, and fast-food restaurant. Properties behind the project site, across the 20-foot alley include a row of single-family homes along Hartsook Street and low-rise, multi-family developments along Magnolia Boulevard. In addition, North Hollywood High School is located on the northwest corner of Magnolia Boulevard and Colfax Avenue, approximately 185 ft, (0.04 miles) to the north of the project site.</p> <p>The project site is within the boundaries and subject to the regulations of the Valley Village Specific Plan. The property is not subject to any site-specific General Plan Footnotes that would preclude the proposed project from being developed. The site is not located within a Bureau of Engineering-designated Special Grading Area, nor is it located within a Hillside Area. The site is not located within</p>		



an Alquist-Priolo Fault Zone. The nearest fault (Hollywood Fault) is located 3.73 kilometers (2.32 miles) from the project site. The site is located within a designated liquefaction area, but is not identified as being subject to landslides. The site is not located within a high fire hazard zone, flood zone, methane hazard site, or tsunami inundation zone.

**PROJECT LOCATION:**

5137-5149 1/2 N COLFAX AVE

<b>COMMUNITY PLAN AREA:</b> NORTH HOLLYWOOD - VALLEY VILLAGE <b>STATUS:</b>  <input checked="" type="checkbox"/> Does Conform to Plan  <input type="checkbox"/> Does NOT Conform to Plan	<b>AREA PLANNING COMMISSION:</b> SOUTH VALLEY	<b>CERTIFIED NEIGHBORHOOD COUNCIL:</b> VALLEY VILLAGE
<b>EXISTING ZONING:</b> [Q]C2-1VL	<b>MAX. DENSITY/INTENSITY ALLOWED BY ZONING:</b> 1 d.u. / 400 sq. ft.	LA River Adjacent:
<b>GENERAL PLAN LAND USE:</b> NEIGHBORHOOD OFFICE COMMERCIAL	<b>MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION:</b> 1 d.u. / 400 sq. ft.	
	<b>PROPOSED PROJECT DENSITY:</b> 12 dwelling 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.



Signature

CITY PLANNING ASSOCIATE

Title

(818) 374-5036

Phone

### Evaluation Of Environmental Impacts:

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



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



## Environmental Factors Potentially Affected:

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

<input checked="" type="checkbox"/> AESTHETICS <input type="checkbox"/> AGRICULTURE AND FOREST RESOURCES <input type="checkbox"/> AIR QUALITY <input checked="" type="checkbox"/> BIOLOGICAL RESOURCES <input type="checkbox"/> CULTURAL RESOURCES <input type="checkbox"/> GEOLOGY AND SOILS	<input checked="" type="checkbox"/> GREEN HOUSE GAS EMISSIONS <input type="checkbox"/> HAZARDS AND HAZARDOUS MATERIALS <input type="checkbox"/> HYDROLOGY AND WATER QUALITY <input type="checkbox"/> LAND USE AND PLANNING <input type="checkbox"/> MINERAL RESOURCES <input checked="" type="checkbox"/> NOISE	<input type="checkbox"/> POPULATION AND HOUSING <input checked="" type="checkbox"/> PUBLIC SERVICES <input type="checkbox"/> RECREATION <input checked="" type="checkbox"/> TRANSPORTATION/TRAFFIC <input checked="" type="checkbox"/> TRIBAL CULTURAL RESOURCES <input type="checkbox"/> UTILITIES AND SERVICE SYSTEMS	<input checked="" type="checkbox"/> MANDATORY FINDINGS OF SIGNIFICANCE
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## INITIAL STUDY CHECKLIST (To be completed by the Lead City Agency)

### Background

**PROPONENT NAME:**

Woodbridge Investments, LLC & Daniel Marinoff & Carol Marinoff Trust

**APPLICANT ADDRESS:**

3491 Grande Vista Drive #672  
Newbury Park, CA 91319

**AGENCY REQUIRING CHECKLIST:**

Department of City Planning

**PROPOSAL NAME (if Applicable):****PHONE NUMBER:**

(818) 927-4256

**DATE SUBMITTED:**

01/15/2016



Potentially significant impact	Less than significant with 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 Wildlife 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 Wildlife or U.S. 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	Less than significant with 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?		✓	
e.	CAUSE A SUBSTANTIAL ADVERSE CHANGE IN THE SIGNIFICANCE OF A SITE, FEATURE, PLACE, CULTURAL LANDSCAPE, SACRED PLACE, OR OBJECT WITH CULTURAL VALUE TO A CALIFORNIA NATIVE AMERICAN TRIBE THAT IS LISTED OR DETERMINED ELIGIBLE FOR LISTING ON THE CALIFORNIA REGISTER OF HISTORICAL RESOURCES, LISTED ON A LOCAL HISTORICAL REGISTER, OR OTHERWISE DETERMINED BY THE LEAD AGENCY TO BE A TRIBAL CULTURAL RESOURCE?		✓	

#### 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?			✓



Potentially significant impact	Less than significant with 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 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?				✓
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?			✓	
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Potentially significant impact	Less than significant with mitigation incorporated	Less than significant impact	No impact
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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?	✓		
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



Potentially significant impact	Less than significant with mitigation incorporated	Less than significant impact	No impact
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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?	✓		
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. TRIBAL CULTURAL RESOURCES

a.	Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	✓		
b.	Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	✓		

#### XVIII. 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?			✓

#### XIX. MANDATORY FINDINGS OF SIGNIFICANCE

Potentially significant impact	Less than significant with mitigation incorporated	Less than significant impact	No impact
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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-2016-121-MND**. Finally, based on the fact that these impacts can be feasibly mitigated to less than significant, and based on the findings and thresholds for Mandatory Findings of Significance as described in the California Environmental Quality Act, section 15065, the overall project impact(s) on the environment (after mitigation) **will not:**

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

### ADDITIONAL INFORMATION:

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

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

PREPARED BY:	TITLE:	TELEPHONE NO.:	DATE:
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Impact?	Explanation	Mitigation Measures
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## APPENDIX A: ENVIRONMENTAL IMPACTS EXPLANATION TABLE

### I. AESTHETICS

a.	NO IMPACT	A significant impact would occur if the proposed project would have a substantial adverse effect on a scenic vista. A scenic vista refers to views of focal points or panoramic views of broader geographic areas that have visual interest. A focal point view would consist of a view of a notable object, building, or setting. Diminishment of a scenic vista would occur if the bulk or design of a building or development contrasts enough with a visually interesting view, so that the quality of the view is permanently affected. However, because the proposed project is an infill development in an urban neighborhood and there are no identified scenic vista within its proximity, it will have no impact on a scenic vista.	
b.	NO IMPACT	A significant impact would occur if the proposed project would substantially damage scenic resources within a State Scenic Highway. The City of Los Angeles' General Plan Transportation Element (Map E: Scenic Highways in the City of Los Angeles) indicates that no City-designated scenic highways are located near the project site. Therefore, no impacts related to scenic highways would occur.	
c.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would substantially degrade the existing visual character or quality of the project site and its surroundings. Significant impacts to the visual character of a site and its surroundings are generally based on the removal of features with aesthetic value, the introduction of contrasting urban features into a local area, and the degree to which the elements of the proposed project detract from the visual character of an area. The proposed project is located in an area already developed with residential land uses, including both single- and multi-family structures. The proposed project will not change the visual character of its surroundings, and will be an infill development of 12 units, in a nearly built-out environment. The project is also required to comply with LAMC Sections 91.8104, 91.8104.15, and	



Impact?	Explanation	Mitigation Measures
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		91.6205, which regulate trash and graffiti abatement. Therefore, impacts will be less than significant.	
d.	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	<p>A significant impact would occur if light and glare substantially altered the character of off-site areas surrounding the site or interfered with the performance of an off-site activity. Light impacts are typically associated with the use of artificial light during the evening and night-time hours. Glare may be a daytime occurrence caused by the reflection of sunlight or artificial light from highly polished surfaces, such as window glass and reflective cladding materials, and may interfere with the safe operation of a motor vehicle on adjacent streets. Daytime glare is common in urban areas and is typically associated with mid- to high-rise buildings with exterior façades largely or entirely comprised of highly reflective glass or mirror-like materials. Nighttime glare is primarily associated with bright point-source lighting that contrasts with existing low ambient light conditions. Although the proposed project is not anticipated to create new glare impacts, the lighting of proposed walkways have the potential to impact adjacent sensitive uses. As such, mitigation measures have been included to reduce such impacts to less than significant levels.</p>	<p>I-120 Mitigation Measure I-120 will be incorporated to reduce potential light impacts to less-than-significant levels.</p>

## II. AGRICULTURE AND FOREST RESOURCES

a.	NO IMPACT	<p>A significant impact would occur if the proposed project would convert valued farmland to non-agricultural uses. No Farmland, agricultural uses, or related operations are present within the project site or surrounding area. Due to its urban setting, the project site and surrounding area are not included in the Farmland Mapping and Monitoring Program of the California Resources Agency. Therefore, the proposed project would not convert any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use, and no impact would occur.</p>	
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Impact?	Explanation	Mitigation Measures
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b.	NO IMPACT	A significant impact would occur if the proposed project conflicted with existing agricultural zoning or agricultural parcels enrolled under the Williamson Act. The project site is not zoned for agricultural use or under a Williamson Act. As the project site and surrounding area do not contain farmland of any type, the proposed project would not conflict with a Williamson Act contract. Therefore, no impacts would occur.	
c.	NO IMPACT	A significant impact would occur if the proposed project conflicted with existing zoning, or caused rezoning of forest land or timberland or result in the loss of forest land or in the conversion of forest land to non-forest use. The project site and the surrounding area are not zoned for forest land or timberland. The proposed project would not conflict with forest land or timberland zoning or result in the loss of forest land or conversion of forest land to non-forest use. Therefore, no impact would occur.	
d.	NO IMPACT	A significant impact would occur if the proposed project conflicted with existing zoning, or caused rezoning of forest land or timberland or result in the loss of forest land or in the conversion of forest land to non-forest use. The project site and the surrounding area are not zoned for forest land or timberland. The proposed project would not conflict with forest land or timberland zoning or result in the loss of forest land or conversion of forest land to non-forest use. Therefore, no impact would occur.	
e.	NO IMPACT	A significant impact would occur if the proposed project caused the conversion of farmland to non-agricultural use. The project site does not contain farmland, forestland, or timberland. Therefore, no impacts would occur.	

### III. AIR QUALITY

a.	LESS THAN SIGNIFICANT IMPACT	The project will not conflict with or obstruct any air quality plan. The project has the potential to contribute to a reduction in air quality by generating additional trips to the site; however, it does not reach the established threshold of potential significance for air quality per the South Coast Air Quality Management District (SCAQMD). The proposed project for the development of 12 small lot homes would constitute a negligible percentage	
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Impact?	Explanation	Mitigation Measures
	of the City's forecasted growth through 2020. The project will be required to meet SCAQMD District Rule 403 as well as the City's requirements for demolition, grading, and construction related air pollution. Impacts will be less than significant.	
b. LESS THAN SIGNIFICANT IMPACT	<p>The project is not expected to result in any air quality violations. The project has the potential to contribute to a reduction in air quality by generating new housing on-site; however, it does not reach the established threshold of potential significance for air quality per the SCAQMD. It is mandatory for all construction projects in the South Coast Air Basin (Basin) to comply with SCAQMD Rule 403 for Fugitive Dust. Specific Rule 403 control requirements include, but are not limited to, applying water in sufficient quantities to prevent the generation of visible dust plumes, applying soil binders to uncovered areas, reestablishing ground cover as quickly as possible, utilizing a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the project site, and maintaining effective cover over exposed areas. Compliance with Rule 403 would reduce regional particulate matter emissions associated with construction activities and the impacts would be less than significant.</p>	
c. LESS THAN SIGNIFICANT IMPACT	<p>The project will produce fugitive dust and mobile sources emissions as a result of construction activity. The proposed project and the whole of the Los Angeles metropolitan area are located within the Basin, which is characterized by relatively poor air quality. The Basin is currently classified as a federal and State non-attainment area for ozone (O<sub>3</sub>), respirable particulate matter (PM<sub>10</sub>), PM<sub>2.5</sub>, and lead (Pb) and a federal attainment/maintenance area for carbon monoxide (CO). It is classified as a State attainment area for CO, and it currently meets the federal and State standards for nitrogen dioxide (NO<sub>2</sub>), sulfur oxides (SO<sub>x</sub>), and Pb. Because the Basin is designated as a State and/or federal nonattainment air basin for O<sub>3</sub>, PM<sub>10</sub>, PM<sub>2.5</sub>, and NO<sub>2</sub>, there is an on-going regional cumulative impact associated with these pollutants. However, an</p>	

Impact?	Explanation	Mitigation Measures
	<p>individual project can emit these pollutants without significantly contributing to this cumulative impact depending on the magnitude of emissions. This magnitude is determined by the project-level significance thresholds established by the SCAQMD. Operational and construction regional emissions would not likely exceed the project-level SCAQMD localized significance thresholds for criteria air pollutants. Impacts will be less than significant.</p>	
d. LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project were to expose sensitive receptors to pollutant concentrations. The SCAQMD identifies the following as sensitive receptors: long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care center, and athletic facilities. The project site is surrounded by residential and commercial uses, as well as North Hollywood High School. The project is subject to demolition, grading, and construction standards to mitigate air pollution and dust impacts. Additionally, the project is not expected to contribute to pollutant concentrations or expose surrounding residences and other sensitive receptors to substantial pollutant concentrations. The project is required to meet SCAQMD District Rule 403 as well as the City's requirements for demolition, grading, and construction related to air pollution. Therefore, construction and operation of the project would result in a less than significant impact for both localized and regional air pollution emissions.</p>	
e. LESS THAN SIGNIFICANT IMPACT	<p>Potential sources that may emit odors during construction activities include equipment exhaust and architectural coatings. Odors from these sources would be localized and generally confined to the immediate area surrounding the project site. The proposed project would utilize typical construction techniques, and the odors would be typical of most construction sites and temporary in nature. According to the SCAQMD CEQA Air Quality Handbook, land uses and industrial operations that are associated with odor complaints include agricultural uses, wastewater treatment plants, food processing plants, chemical plants,</p>	



Impact?	Explanation	Mitigation Measures
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	composting, refineries, landfills, dairies and fiberglass molding. The proposed land uses would not result in activities that create objectionable odors. The only potential impact would be for the storage of trash; however, the project will incorporate the storage of individual trash cans within each unit's garage. Therefore, the proposed project would result in a less than significant impact related to objectionable odors.	
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#### IV. BIOLOGICAL RESOURCES

a.	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	<p>There are currently three (3) trees on the site with a trunk diameter equal to or greater than 8 inches in diameter proposed for removal. The removal and replacement of trees would be subject to the review and approval of the Board of Public Works, Urban Forestry Division. The project site also does not contain any wetlands and/or critical habitat or support any species identified as a candidate, sensitive, or special status species by the California Department of Fish and Game or U.S. Fish and Wildlife Service. Nesting birds are protected under the Federal Migratory Bird Treaty Act (MBTA) (Title 33, United States Code, Section 703 et seq., see also Title 50, Code of Federal Regulation, Part 10) and Section 3503 of the California Department of Fish and Game Code. Thus, the project applicant shall comply with Mitigation Measure IV-70 as part of the proposed project to ensure that no significant impacts relating to the removal of trees would occur. With mitigation, the proposed project would have a less-than-significant impact on sensitive biological species or habitat.</p>	<p>IV-70 Implementation of Mitigation Measure IV-70 would reduce any potential impacts associated with the removal of trees to a less-than-significant level.</p>
b.	NO IMPACT	<p>A significant Impact would occur if any riparian habitat or natural community would be lost or destroyed as a result of urban development. The subject property is not located near a riparian or other sensitive natural community that has been identified in plans, policies, or regulations identified by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Services. No impacts would occur.</p>	

Impact?	Explanation	Mitigation Measures
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c.	NO IMPACT	A significant impact would occur if federally protected wetlands would be modified or removed by a project. The project site does not contain any federally protected wetlands, wetland resources, or other waters of the United States as defined by Section 404 of the Clean Water Act. The project site is located in a highly urbanized area. Therefore, the proposed project would not have any 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, and no impacts would occur.	
d.	NO IMPACT	A significant impact would occur if the proposed project would interfere with, or remove access to, a migratory wildlife corridor or impede use of native wildlife nursery sites. Due to the highly urbanized nature of the project site and surrounding area, the lack of a major water body, and the limited number of trees, the project site does not support habitat for native resident or migratory species or contain native nurseries. Therefore, the proposed project would not interfere with wildlife movement or impede the use of native wildlife nursery sites, and no impact would occur.	
e.	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	<b>A project would have a significant biological impact through the loss or destruction of species or through the degradation of sensitive habitat. While the project site is located in a highly urbanized area in Los Angeles, the project is removing three (3) unprotected trees from the site. Incorporation of the following mitigation measure will reduce the impacts relating to the removal of trees to a less than significant level.</b>	<b>IV-70</b> <b>Implementation of the above mitigation measure would reduce any potential impacts associated with the removal of trees to a less than significant level.</b>
f.	NO IMPACT	The project site and its vicinity are not part of any draft or adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan. Therefore, the proposed project would not conflict with the provisions of any adopted conservation plan, and no impacts would occur.	

#### V. CULTURAL RESOURCES



Impact?	Explanation	Mitigation Measures
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a.	NO IMPACT	A significant impact would occur if the proposed project would substantially alter the environmental context of, or remove any identified historical resources. The project site included the removal of three structures containing an office use, restaurant, and four (4) dwelling units that have not identified as a historic resources by local or state agencies. The project site has not been determined to be eligible for listing in the National Register of Historic Place, California Register of Historical Resources, and the Los Angeles Historic-Cultural Monuments Register. In addition, the site was not found to be a potential historic resource or have any significant architectural features, based on the City's SurveyLA findings. Therefore, no impacts would occur.	
b.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if a known or unknown archaeological resource would be removed, altered, or destroyed as a result of the proposed development. Section 15064.5 of the State CEQA Guidelines defines significant archaeological resources as meeting the criteria for or constituting unique historical resources. A project-related significant impact could occur if a project would significantly affect archaeological resources that fall under either of these categories. Given the archaeological sensitivity of the general area, there is a possibility that unknown, subsurface archaeological resources may exist at the project site. If archaeological resources are found during excavation and/or building footing, the project will be required to follow procedures as detailed in the California Public Resources Code Section 21083.2. Therefore, the impact would be less than significant.	
c.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if a known or unknown paleontological resource or unique geologic feature would be removed, altered, or destroyed as a result of the proposed development. Given the paleontological sensitivity of the general area, there is a possibility that unknown, subsurface paleontological resources may exist at the project site. If paleontological resources are found during excavation and/or building footing, the project will need to follow procedure as detailed in the California Public Resources Code 5097.5 and 30244.	

Impact?	Explanation	Mitigation Measures
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		Therefore, the impact would be less than significant.	
d.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if previously interred human remains would be disturbed during excavation of the project site. Human remains could be encountered during excavation and grading activities associated with the proposed project. While no formal cemeteries, other places of human interment, or burial grounds or sites are known to occur within the project area, there is always a possibility that human remains can be encountered during excavation and construction. If human remains are found, the project will need to follow procedures as detailed in the California Health and Safety Code Section 7050.5. If human remains of Native American origin are discovered during project construction, compliance with state laws, which fall within the jurisdiction of the Native American Heritage Commission (NAHC) (Public Resource Code Section 5097), relating to the disposal of Native American burials will be adhered to. Therefore, the impact would be less than significant.	

#### VI. GEOLOGY AND SOILS

a.	NO IMPACT	A significant impact would occur if the proposed project would cause personal injury or death or results in property damage as a result of a fault rupture occurring on the project site and if the project site is located within a State-designated Alquist-Priolo Zone or other designated fault zone. According to the California Department of Conservation Special Studies Zone Map, the project site is not located within an Alquist-Priolo Special Studies Zone or Fault Rupture Study Area. The proposed project would not expose people or structures to potential adverse effects resulting from the rupture of known earthquake faults. The Alquist-Priolo Earthquake Fault Zoning Act is intended to mitigate the hazard of surface fault rupture on structures for human occupancy. Therefore, no impacts would occur.	
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Impact?	Explanation	Mitigation Measures
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b.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would cause personal injury or death or resulted in property damage as a result of seismic ground shaking. The entire Southern California region is susceptible to strong ground shaking from severe earthquakes. Seismic activities are associated with a number of nearby faults (e.g., Hollywood, Raymond, Verdugo, Newport-Inglewood, Santa Monica, Sierra Madre, and San Andreas Faults), as well as blind thrust faults (e.g., Elysian Park, Puente Hills, and Compton). Consequently, development of the proposed project could expose people and structures to strong seismic ground shaking as the site is located within the Hollywood Fault. However, the proposed project would be designed and constructed in accordance with State and local building codes to reduce the potential for exposure of people or structures to seismic risks to the maximum extent possible. The proposed project would be required to comply with the California Department of Conservation, Division of Mines and Geology (CDMG) Special Publications 117, Guidelines for Evaluating and Mitigating Seismic Hazards in California (1997), which provides guidance for the evaluation and mitigation of earthquake-related hazards, and with the seismic safety requirements in the Uniform Building Code (UBC) and the LAMC. Compliance with such requirements would reduce seismic ground shaking impacts to the maximum extent practicable with current engineering practices. Therefore, impacts related to strong seismic ground shaking would be less than significant.</p>	
c.	LESS THAN SIGNIFICANT IMPACT	<p>Liquefaction is a form of earthquake-induced ground failure that occurs primarily in relatively shallow, loose, granular, water-saturated soils. Based upon the criteria established in the City of Los Angeles CEQA Thresholds Guide, a significant impact may occur if a proposed project site is located within a liquefaction zone. According to ZIMAS and the City of LA's Environmental and Public Facilities Maps (1996), the project site is located within a liquefaction area. However, the project proposes minimal amounts of grading and export (approximately 300 cubic yards of dirt.</p>	

Impact?	Explanation	Mitigation Measures
	<p>Nonetheless, the project may expose people or structures to potential adverse effects related to liquefaction. However, regulatory compliance measures for projects located within liquefaction zones, seismic standards, and code requirements will reduce the impacts to a less-than-significant level.</p>	
d. NO IMPACT	<p>A significant impact would occur if the proposed project would be implemented on a site that would be located in a hillside area with unstable geological conditions or soil types that would be susceptible to failure when saturated. The subject site is not located in a designated landslide zone per ZIMAS, nor is it located within an area of historically earthquake-induced landslides. Landslides on the site are not anticipated based on the area's relatively flat terrain. Therefore, the proposed project would not expose people or structures to potential effects resulting from landslides, and no impacts would occur.</p>	
e. LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if construction activities or future uses would result in substantial soil erosion or loss of topsoil. The construction of the proposed project would result in ground surface disturbance during site clearance, excavation, and grading, which could create the potential for soil erosion to occur. Site preparation would require removal of any unsuitable fill, and asphalt and concrete paving, exposing pervious surfaces to wind and rainfall. Construction activities would be performed in accordance with the requirements of the Los Angeles Building Code and the Los Angeles Regional Water Quality Control Board (LARWQBC) through the City's Stormwater Management Division. In addition, the proposed project would be required to develop a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP would require implementation of an erosion control plan to reduce the potential for wind or waterborne erosion during the construction process. Therefore, a less than significant impact would occur with respect to erosion or loss of topsoil.</p>	



Impact?	Explanation	Mitigation Measures
LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if any unstable geological conditions would result in any type of geological failure, including lateral spreading, off-site landslides, liquefaction, or collapse. According to ZIMAS and the City of LA's Environmental and Public Facilities Maps (1996), the project site is located within a liquefaction area. Liquefaction is a form of earthquake-induced ground failure that occurs primarily in relatively shallow, loose, granular, water-saturated soils. The project proposes the grading and export of approximately 300 cubic yards of dirt. The project may expose people or structures to potential adverse effects related to liquefaction. However, regulatory compliance measures for projects located within liquefaction zones, seismic standards, and code requirements will reduce the impacts to a less-than-significant level.</p>	
LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would be built on expansive soils without proper site preparation or design features to provide adequate foundations for project buildings, thus, posing a hazard to life and property. Expansive soils have relatively high clay mineral and expand with the addition of water and shrink when dried, which can cause damage to overlying structures. Soils on the project site may have the potential to shrink and swell resulting from changes in the moisture content. However, the proposed project would be required to comply with the requirements of the UBC, LAMC, and other applicable building codes. Compliance with such requirements would reduce impacts related to expansive soils, and impacts would be less than significant.</p>	
NO IMPACT	<p>A project would cause a significant impact if adequate wastewater disposal is not available. The project site is located in a highly urbanized area, where wastewater infrastructure is currently in place. The proposed project would connect to existing sewer lines that serve the project site and would not use septic tanks or alternative wastewater disposal systems. Therefore, no impact would occur.</p>	

## VII. GREEN HOUSE GAS EMISSIONS

Impact?	Explanation	Mitigation Measures
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a.	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	<p>The City has adopted the LA Green Plan to provide a citywide plan for achieving the City's greenhouse gas (GHG) emissions targets, for both existing and future generation of GHG emissions. In order to further implement the LA Green Plan's goal of improving energy conservation and efficiency, the Los Angeles City Council has adopted multiple ordinances and updates to establish the current Los Angeles Green Building Code applicable to new development projects. As it relates to new development, the City adopted the LA Green Building Code, and in some cases, outlines stricter GHG reduction measures required of development projects in the City of Los Angeles. The LA Green Building Code requires projects to achieve a 20 percent reduction in potable water use and wastewater generation, and meet and exceed Title 24 Standards. As the LA Green Building Code incorporates applicable provisions of the CALGreen Code, a new development project that can demonstrate it complies with the LA Green Building Code is considered consistent with statewide GHG reduction goals and policies including AB 32 (California Global Warming Solutions Act of 2006). Through required implementation of the LA Green Building Code, the proposed project would be consistent with local and statewide goals and policies aimed at reducing the generation of GHGs. Furthermore, the project shall implement the referenced mitigation measure to reduce volatile organic compound emissions from architectural coating and other greenhouse gas emissions. Compliance with existing regulations and implementation of the referenced mitigation measure would ensure the project's impacts related to greenhouse gas emissions would be less than significant.</p>	VII-10 Mitigation Measure VII-10 would ensure the project's impacts related to greenhouse gas emissions would be less than significant.
b.	LESS THAN SIGNIFICANT IMPACT	<p>The California legislature passed Senate Bill (SB) 375 to connect regional transportation planning to land use decisions made at a local level. SB 375 requires the metropolitan planning organizations to prepare a Sustainable Communities Strategy (SCS) in their</p>	



Impact?	Explanation	Mitigation Measures
	<p>regional transportation plans to achieve the per capita GHG reduction targets. For the SCAG region, the SCS is contained in the 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). The 2012-2035 RTP/SCS focuses the majority of new housing and job growth in high-quality transit areas and other opportunity areas on existing main streets, in downtowns, and commercial corridors, resulting in an improved jobs-housing balance and more opportunity for transit-oriented development. In addition, SB 743, adopted September 27, 2013, encourages land use and transportation planning decisions and investments that reduce vehicle miles traveled that contribute to GHG emissions, as required by AB 32. Vehicle emissions generated by the proposed project occupants would generate GHG emissions. However, this impact would be mitigated by the requirement that 20 percent of parking spaces be set aside for EV ready parking. Paints, sealants, adhesives, and architectural coatings used in the construction process have the potential to generate VOC emissions. However this impact would be mitigated by the requirement that low- and non-VOC containing materials be used during construction. The project would provide infill residential development proximate to a major transportation corridor (i.e., Santa Monica Freeway) and would not interfere with SCAG's ability to implement the regional strategies outlined in the 2012-2035 RTP/SCS. The proposed project would provide residential units to meet demand for housing in proximity to urban uses, including transportation/transit, and would provide a healthy environment by reducing vehicle trips and corresponding GHG emissions. Therefore, the proposed project would be consistent with statewide, regional and local goals and policies aimed at reducing GHG emissions and would result in a less-than-significant impact related to plans that target the reduction of GHG emissions.</p>	
<b>VIII. HAZARDS AND HAZARDOUS MATERIALS</b>		

Impact?	Explanation	Mitigation Measures
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a.	LESS THAN SIGNIFICANT IMPACT	<p>The proposed residential use of the site is not expected to require the routine transport, use, or disposal of hazardous materials other than modest amounts of cleaning supplies for housekeeping and janitorial purposes. Construction could involve the use of potentially hazardous materials, including vehicle fuels, oils, and transmission fluids. However, these materials would be contained, stored, and used in accordance with manufacturers' instructions and handled in compliance with applicable standards and regulations. Therefore, impacts on the public or environment through the routine transport, use, or disposal of hazardous materials would be less than significant.</p>	
b.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project created a significant hazard to the public or environment due to a reasonably foreseeable release of hazardous materials. The existing three (3) structures on the site were built in 1950 and 1941, and therefore may contain asbestos-containing materials (ACMs) and lead-based paint (LBP). Demolition of this buildings would have the potential to release asbestos fibers into the atmosphere if such materials exist and they are not properly stabilized or removed prior to demolition activities. The removal of asbestos is regulated by SCAQMD Rule 1403; therefore, any asbestos found on-site would be required to be removed by a certified asbestos containment contractor in accordance with applicable regulations prior to demolition. Similarly, it is likely that lead-based paint is present in buildings constructed prior to 1979. Compliance with existing State laws regarding removal would be required. With this compliance, the proposed project would result in a less-than-significant impact related to asbestos and LBP. In addition to lead and asbestos, a review on the State Water Resources Control Board, Geotracker website identified the project site as previously containing an underground gasoline storage tank; however, it is reported that the contents of the tank were removed in 2013 and no remediation cleanup was required. If not already completed, the storage tank would typically be removed during the permitting process of the project.</p>	



Impact?	Explanation	Mitigation Measures
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c.	LESS THAN SIGNIFICANT IMPACT	<p>Construction activities have the potential to result in the release, emission, handling, and disposal of hazardous materials within one-quarter mile of an existing school. North Hollywood High School is located approximately 0.04 miles to the north of the project site, across Magnolia Boulevard. The proposed project would 12 new small lot homes. This type of residential use would be expected to use and store very small amounts of hazardous materials, such as paints, solvents, cleaners, pesticides, etc. Nevertheless, all hazardous materials within the project site would be acquired, handled, used, stored, transported, and disposed of in accordance with all applicable federal, State, and local requirements. With this compliance, the proposed project would result in a less than significant impact related to hazardous materials.</p>	
d.	NO IMPACT	<p>A significant impact would occur if the project site is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and would create a significant hazard to the public or the environment. The California Department of Toxic Substances Control (DTSC) maintains a database (EnviroStor) that provides access to detailed information on hazardous waste permitted sites and corrective action facilities, as well as existing site cleanup information. EnviroStor also provides information on investigation, cleanup, permitting, and/or corrective actions that are planned, being conducted or have been completed under DTSC's oversight. A review of EnviroStor did not identify any records of hazardous waste facilities on the project site. Therefore, the proposed project would not be located on a site that is included on a list of hazardous materials sites or create a significant hazard to the public or the environment, and no impact would occur.</p>	
e.	NO IMPACT	<p>The project site is not located in an airport land use plan area, or within two miles of any public or public use airports or private air strips. Therefore, the proposed project would not result in a safety hazard for people residing or working in the project area, and no impacts would occur.</p>	

Impact?	Explanation	Mitigation Measures
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f.	NO IMPACT	The project site is not located in an airport land use plan area, or within two miles of any public or public use airports, or private air strips. Therefore, the proposed project would not result in a safety hazard for people residing or working in the project area, and no impacts would occur.	
g.	NO IMPACT	The proposed project would not require the closure of any public or private streets and would not impede emergency vehicle access to the project site or surrounding area. Additionally, emergency access to and from the project site would be provided in accordance with requirements of the Los Angeles Fire Department (LAFD). Therefore, the proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, and no impact would occur.	
h.	NO IMPACT	A significant impact would occur if the proposed project exposed people and structures to high risk of wildfire. The project site is located in a highly urbanized area of the City. The area surrounding the project site is completely developed. Accordingly, the project site and the surrounding area are not subject to wildland fires. Therefore, the proposed project would not expose people or structures to a risk of loss, injury, or death involving wildland fires, and no impact would occur.	

#### IX. HYDROLOGY AND WATER QUALITY

a.	LESS THAN SIGNIFICANT IMPACT	Construction of the project would require earthwork activities, including grading of the project site, and the construction and operation of the project may result in run-off from the site impacting water quality standards or waste discharge requirements. However, the project will be required to comply with existing City regulations regarding construction, grading and dust control measures, including Low Impact Development (LID), Best Management Practices (BMPs) and Standard Urban Stormwater Mitigation Plan (SUSMP) requirements to reduce the discharge of polluted runoff from the project site. Therefore, any impacts would be less than significant.	
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Impact?	Explanation	Mitigation Measures
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b.	LESS THAN SIGNIFICANT IMPACT	The project will reduce the current permeable area of the project site, but is expected to provide pervious surfaces in the landscaped areas of the site and comply with LID and SUSMP regulations for groundwater infiltration and recharge. Therefore, construction activities and operation of the building would not substantially deplete groundwater supplies or interfere with groundwater recharge.	
c.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would substantially alter the drainage pattern of an existing stream or river so that erosion or siltation would result. The project site is not within the path of a stream or river. Project construction would temporarily expose on-site soils to surface water runoff. However, compliance with construction-related BMPs and/or the Storm Water Pollution Prevention Plan (SWPPP) would control and minimize erosion and siltation. Therefore, the proposed project would result in a less than significant impact related to the alteration of drainage patterns and on- or off-site erosion or siltation.	
d.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would substantially alter the drainage pattern of an existing stream or river such that flooding would result. There are no streams or rivers within the project site. Runoff associated with the project would be either directed to landscaped areas for evaporation and/or directed to the existing city storm drain system and thus, would not encounter exposed soils. The conveyance of runoff to the city storm drain would not result in flooding on- or off-site. Therefore, impacts would be less than significant.	
e.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if runoff water would exceed the capacity of existing or planned storm drain systems serving the project site, or if the proposed project would substantially increase the probability that polluted runoff would reach the storm drain system. Runoff associated with the project would either be directed to landscaped areas for evaporation and/or directed to the existing city storm drain system. The project would be subject to the provisions of the LID Ordinance, which establishes review procedures that expand the review of the	

Impact?	Explanation	Mitigation Measures
	SUSMP. Incorporation of these features would minimize stormwater runoff from the project site, with adequate capacity for the existing storm drain system to accommodate flows from the project site. Therefore, the proposed project would result in less than significant impacts related to existing storm drain capacities or water quality.	
f. LESS THAN SIGNIFICANT IMPACT	Construction of the project would require earthwork activities, including grading of the project site, and the construction and operation of the project may result in run-off from the site impacting water quality standards or waste discharge requirements. However, the project will be required to comply with existing City regulations regarding construction, grading and dust control measures, including Low Impact Development (LID), Best Management Practices (BMPs) and SUSMP requirements to reduce the discharge of polluted runoff from the project site. Therefore, any impacts would be less than significant.	
g. NO IMPACT	A significant impact would occur if the proposed project would be located within a 100-year floodplain or would impede or redirect flood flows. A 100-year flood is defined as a flood which results from a severe rainstorm with a probability of occurring approximately once every 100 years. The project site is not located within a 100-Year Flood Plain Area. Therefore, no impact related to flood zones would occur.	
h. NO IMPACT	A significant impact would occur if the proposed project would be located within a 100-year floodplain or would impede or redirect flood flows. The project site not located in any designated 100 Year Flood Plain Area per the Safety Element of the General Plan. The project site is located in a developed area and would not have the potential to impede or redirect floodwater flows. Therefore, no impact related to flood zones would occur.	
i. LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would be located within an area susceptible to flooding as a result of the failure of a levee or dam. The project site is located within an area identified as at-risk for inundation, per the City of LA Environmental and Public Facilities Map, 1996. However, the project is not expected to impact existing	



Impact?	Explanation	Mitigation Measures
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		aquifers or groundwater levels. In addition, the project will be required to comply with existing City regulations, including Low Impact Development (LID), Best Management Practices (BMPs) and Standard Urban Stormwater Mitigation Plan (SUSMP) requirements for on-site filtration and groundwater recharge. Therefore, any impacts would be less than significant.	
j.	NO IMPACT	A significant impact would occur if the proposed project would be located within an area susceptible to inundation by seiche, tsunami, or mudflow. The project site and the surrounding areas are not located near a water body to be inundated by seiche and is not located within a tsunami inundated zone per the City of LA Environmental and Public Facilities Map, 1996 and LA Flood Hazard Map, 1998. Therefore, the project would have no impact related to inundation by seiche, tsunami, or mudflow.	

#### X. LAND USE AND PLANNING

a.	NO IMPACT	The project is an infill development in a location surrounded by similar uses. It will not divide an established community. A significant impact would occur if the proposed project would be sufficiently large or configured in such a way so as to create a physical barrier within an established community. A physical division of an established community is caused by an impediment to through travel or a physical barrier, such as a new freeway with limited access between neighborhoods on either side of the freeway, or major street closures. The proposed project would not involve any street vacation or closure or result in development of new thoroughfares or highways. The proposed project, which would involve the construction of 12 new small lot homes and would not divide an established community. Therefore, no impact would occur.	
b.	LESS THAN SIGNIFICANT IMPACT	A significant impact may occur if a project is inconsistent with the General Plan or zoning designations currently applicable to the project site, and would cause adverse environmental effects, which the General Plan and zoning ordinance are designed to avoid or mitigate. The site is located within the North Hollywood - Valley Village Community Plan Area, with a land use designation of Neighborhood	

Impact?	Explanation	Mitigation Measures
	<p>Office Commercial and zoning of [Q]C2-1VL. The Qualified ("Q") Condition on the site limits uses to those permitted in the C1.5 zone. Small lot subdivisions are permitted uses in the C1.5 zone. The property is also located within the boundaries of the Valley Village Specific Plan, and is required to comply with all applicable regulations of the Specific Plan, including, but not limited to, lighting, building height, and landscaping. Under the current C2 zoning, the project does not comply with the Specific Plan Section 5.B, which prohibits all ground-floor residential uses on commercially-zoned lots. Therefore, the requested Zone Change to RAS3-1VL is necessary to allow the construction of the 12-unit small lot subdivision on the site, and to bring the project into conformance with the Specific Plan. The RAS3 zone remains consistent with the property's General Plan land use designation, and the proposed number of units is consistent with the permitted density for that zone: one dwelling unit per every 800 square feet of lot area. The proposed building height of 32 feet 9 3/8 inches does not comply with the Specific Plan Section 6.B, which limits one-family building height to a maximum of 30 feet. However, the Applicant has requested a Specific Plan Adjustment to permit the proposed guard railing for the roof deck to exceed the 30 foot height limit, by 2 feet 9 3/8 inches. With approval of the requested Adjustment, the proposed project will be consistent with the purpose and intent of the Specific Plan. Therefore, with approval of the requested land use entitlements, the proposed project will conform to the General Plan and zoning designations applicable to the project, and impacts will be less than significant.</p>	
c.	<p>NO IMPACT</p> <p>A significant impact would occur if the proposed project were located within an area governed by a habitat conservation plan or natural community conservation plan. The project site is not subject to any habitat conservation plan or natural community conservation plan. Therefore, no impact would occur.</p>	
<b>XI. MINERAL RESOURCES</b>		



Impact?	Explanation	Mitigation Measures
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a.	NO IMPACT	A significant impact would occur if the proposed project would result in the loss or availability of known mineral resources of regional value or locally-important mineral resource recovery site. The project site is not classified by the City as containing significant mineral deposits. The project site is currently designated for Neighborhood Office Commercial land uses and not as a mineral extraction land use. In addition, the project site is not identified by the City as being located in an oil field or within an oil drilling area. Therefore, the proposed project would not result in the loss or availability of any known, regionally- or locally-valuable mineral resource, and no impact would occur.	
b.	NO IMPACT	A significant impact would occur if the proposed project would result in the loss of availability of known mineral resources of regional value or locally-important mineral resource recovery site. The project site is not delineated on the City's General Plan Framework, North Hollywood - Valley Village Community Plan, or any other land use plan as a locally-important mineral resource recovery site. Therefore, no impacts are anticipated.	

## XII. NOISE

a.	LESS THAN SIGNIFICANT IMPACT	The City of Los Angeles has established policies and regulations concerning the generation and control of noise that could adversely affect its citizens and noise-sensitive land uses. Construction activity would result in temporary increases in ambient noise levels in the project area on an intermittent basis. Noise levels would fluctuate depending on the construction phase, equipment type and duration of use, distance between the noise source and receptor, and presence or absence of noise attenuation barriers. Construction noise for the project will cause a temporary increase in the ambient noise levels, but will be subject to the LAMC Sections 112.05 (Maximum Noise Level of Powered Equipment or Powered Hand Tools) and 41.40 (Noise Due to Construction, Excavation Work – When Prohibited) regarding construction hours and construction equipment noise thresholds. The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, which prohibit	
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Impact?	Explanation	Mitigation Measures
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		the emission of creation of noise beyond certain levels at adjacent uses unless technically infeasible. Therefore, impacts will be less than significant.	
b.	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	Construction activities can generate varying degrees of vibration, depending on the construction procedures and the type of construction equipment used. High levels of vibration may cause physical personal injury or damage to buildings. However, vibrations rarely affect human health. The operation of construction equipment generates vibrations that spread through the ground and diminish with distance from the source. Unless heavy construction activities are conducted extremely close (within a few feet) to the neighboring structures, vibrations from construction activities rarely reach the levels that damage structures. However, with mitigation, the proposed project would result in a less than significant impact related to construction vibration.	XII-20 Any potential impacts related to noise and construction vibration will be reduced to a less-than-significant level by Mitigation Measure XII-20.
c.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the project caused a substantial permanent increase in noise levels above existing ambient levels. New stationary sources of noise, such as rooftop mechanical HVAC equipment, would be installed on the proposed development. The design of the equipment will be required to comply with LAMC Section 112.02, which prohibits noise from air conditioning, refrigeration, heating, pumping, and filtering equipment from exceeding the ambient noise level on the premises of other occupied properties by more than five dBA. With implementation of the regulations that address rooftop mechanical equipment, a substantial permanent increase for nearby sensitive receptors would be reduced to a less than significant level.	
d.	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	A significant impact would occur if the project resulted in substantial temporary or periodic increase in ambient noise levels. A temporary increase in noise levels is expected to occur during the construction phase, due to the heavy construction equipment and related construction activity, and could be audible to the closest residents to the project site. However, the duration of construction	XII-20, XII-170 Any potential impacts relating to construction and operational noise will be reduced to a less-than-significant level by Mitigation Measures XII-20 and XII-170.



Impact?	Explanation	Mitigation Measures
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		<p>activities on the proposed site are expected to be short-term. Chapter IV, Article 1, Section 41.40 of the LAMC establishes permitted construction/demolition hours. Mitigation Measure XII-20 will reduce any potentially significant noise impacts related to construction activity to less than significant. In addition, Mitigation Measure XII-170 to provide extra sound proofing for potential residents have been incorporated due to the potential noise generated by traffic on Colfax Avenue, a designated Avenue II (and former Secondary Highway), in conformance with the Noise Element of the General Plan.</p>	
e.	NO IMPACT	<p>A significant impact would occur if the proposed project would expose people residing or working in the project area to excessive noise levels from a public airport or public use airport. The proposed project is not located within two miles of a public airport or public use airport. Accordingly, the proposed project would not expose people working or residing in the project area to excessive noise levels from a public airport or public use airport. Therefore, no impact would occur.</p>	
f.	NO IMPACT	<p>A significant impact would occur if the proposed project would expose people residing or working in the project area to excessive noise levels from a private airstrip. The proposed project is not within the vicinity of a private airstrip. Accordingly, the proposed project would not expose people working or residing in the project area to excessive noise levels from a private airstrip. Therefore, no impact would occur.</p>	

### XIII. POPULATION AND HOUSING

a.	LESS THAN SIGNIFICANT IMPACT	<p>The increase in residential population resulting from the proposed project of eight (8) net new dwelling units would not be considered substantial. The project will accommodate residential population growth in keeping with the North Hollywood - Valley Village Community Plan land use and density designations, and would not substantially induce population growth in the project area, either directly or indirectly. In fact, the proposed density of 12 small lot homes is below the allowable density per the current zoning of the site and the proposed RAS3 zone. The physical</p>	
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Impact?	Explanation	Mitigation Measures
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		secondary or indirect impacts of population growth such as increased traffic or noise have been adequately mitigated in other portions of this document. Therefore, the impact would be less than significant.	
b.	LESS THAN SIGNIFICANT IMPACT	The project involves the construction of 12 small lot homes on the project site. The four (4) units to be demolished are below the threshold of a net loss of housing equal to one-half block equivalent of habitable housing units through demolition, conservation, or other means. Therefore, the project would not displace substantial numbers of existing housing, and impacts would be less than significant.	
c.	LESS THAN SIGNIFICANT IMPACT	The project involves the construction of 12 small lot homes on the project site. Four (4) dwelling units are to be demolished to make way for the proposed development. The number of people displaced by the project will be minimal. The new residential units will more than make up for the demolished housing, resulting in a less-than-significant impact.	

#### XIV. PUBLIC SERVICES

a.	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	A significant impact would occur if the Los Angeles Fire Department (LAFD) could not adequately serve the proposed project, necessitating a new or physically altered station. The project site is serviced by Fire Station 60 at 5320 Tujunga Avenue, approximately 0.7 miles northeast of the project site. The proposed project will create 12 new small lot homes, which could increase the number of emergency calls and demand for LAFD fire and emergency services. To maintain the level of fire protection and emergency services, the LAFD may require additional fire personnel and equipment. However, it is not anticipated that there would be a need to build a new or expand an existing fire station to serve the proposed project and maintain acceptable service ratios, response times, or other performance objectives for fire protection. The proposed project would neither create capacity or service level problems nor result in substantial adverse physical impacts associated with the provision of new or physically altered governmental	XIV-10 Fire Department review of the building plans and site layout will ensure that the project adequately meets fire protection standards to mitigate the further response distance from fire facilities. Therefore, the project would not necessitate the construction of a new or physically altered station and would have a less than significant impact on fire services.
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Impact?	Explanation	Mitigation Measures
	<p>facilities in order to maintain acceptable service ratios, response times, or other performance objectives for fire protection. While the proposed project is not expected to create capacity or service level problems, mitigation measures have been incorporated to ensure that the project complies with LAFD recommendations for fire safety. Incorporation of the mitigation measure will reduce impacts to a less than significant level.</p>	
<p>b. LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED</p>	<p>A significant impact would occur if the Los Angeles Police Department (LAPD) could not adequately serve the proposed project, necessitating a new or physically altered station. The proposed project would result in a net increase of eight (8) and could increase demand for police service. The project site and the surrounding area are currently served by LAPD's North Hollywood Community Police Station, located at 11640 Burbank Boulevard, approximately 0.6 miles north of the project site. Prior to the issuance of a building permit, the LAPD would review the project plans and ensure that the design of the project follows the LAPD's Design Out Crime Program, an initiative that introduces the techniques of Crime Prevention Through Environmental Design (CPTED) to all City departments beyond LAPD. Through the incorporation of these techniques into the project design, in combination with the safety features already incorporated into the proposed project, the proposed project would neither create capacity/service level problems nor result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for police protection. Nevertheless, incorporation of the following mitigation measures would further reduce project impacts during construction and operations to less than significant levels.</p>	<p>XIV-20, XIV-30 The installation of security fencing and appropriate building design and site layout to minimize crime opportunities will mitigate impacts on police services.</p>

Impact?	Explanation	Mitigation Measures
c.	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	<p>A significant impact would occur if the proposed project would include substantial employment or population growth, which could generate a demand for school facilities that would exceed the capacity of the school district. The proposed project would result in a net increase of eight (8) residential units, which could increase enrollment at schools that service the area. However, the development of the proposed project would be subject to California Government Code Section 65995, which would allow LAUSD to collect impact fees from developers of new residential projects. Conformance to this code section is deemed to provide full and complete mitigation of impacts to school facilities. However, environmental impacts may result from project implementation due to the proximity of the project to North Hollywood High School. Potential impacts will be mitigated to a less than significant level with Mitigation Measure XIV-40.</p> <p><b>XIV-40</b> Construction mitigation for projects near schools will ensure that potential impacts will be mitigated to a less than significant level during construction.</p>
d.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would exceed the capacity or capability of the local park system to serve the proposed project. The City of Los Angeles Department of Recreation and Parks (RAP) is responsible for the provision, maintenance, and operation of public recreational and park facilities and services in the City. The proposed project would result in a net increase of eight (8) units, which could result in increased demand for parks and recreation facilities. The proposed project is designed with open space amenities, including outdoor decks for each small lot home. These project features would reduce the demand for park space created by the proposed project. In addition, 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. Therefore, the proposed project would not create capacity or service level problems, or result in substantial physical impacts associated with the provision of new or altered park facilities. Accordingly, the proposed project would result in a less than significant impact on park facilities.</p>



Impact?	Explanation	Mitigation Measures
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e.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would result in substantial employment or population growth that could generate a demand for other public facilities, including libraries, which exceed the capacity available to serve the project site, necessitating new or physically altered public facilities, the construction of which would cause significant environmental impacts. The proposed project would result in a net increase of eight (8) units, which could result in increased demand for library services and resources of the Los Angeles Public Library System. While the increase in population as a result of the proposed project may create a demand for library services, the proposed project would not create substantial capacity or service level problems that would require the provision of new or physically altered library facilities in order to maintain an acceptable level of service for libraries. Therefore, the proposed project would result in a less-than-significant impact on library services.</p>	
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#### XV. RECREATION

a.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would exceed the capacity or capability of the local park system to serve the proposed project. The proposed project would result in a net increase of eight (8) dwelling units, which could result in increased demand for parks and recreation facilities. However, the project does not create a net increase of more than 50 residential units, which is the screening criteria for further study of impacts in the 2006 Los Angeles CEQA Threshold Guidelines. The project would have a nominal impact on the expected usage of the existing recreational facilities nearby. Accordingly, the proposed project would result in a less than significant impact on park facilities.</p>	
b.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would necessitate construction of new recreational facilities, which would adversely impact the environment, or require the expansion or development of parks or other recreational facilities in order to maintain acceptable service ratios, or other performance objectives for parks. The proposed project would not require the construction or expansion of recreational</p>	

Impact?	Explanation	Mitigation Measures
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	facilities beyond the limits of the project site. Although the proposed project would place some additional demands on park facilities, the increase in demand would be met through a combination of on-site amenities and existing parks in the project area. The proposed project's increased demands upon recreational facilities would not in and of itself result in the need to construct a new park, which might have an adverse physical effect on the environment. Thus, impacts to park and recreational facilities would be less than significant.	
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#### **XVI. TRANSPORTATION/TRAFFIC**

a.	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	<p>A significant impact may occur if the project conflicts with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system. The proposed removal of the existing office building, restaurant, and four-unit apartment building, and construction of 12 small lot homes does not reach a threshold of 25 units that requires preliminary review by the Department of Transportation for a potential traffic study. Due to the project's location in an area that is heavily trafficked by pedestrians, especially given its location near North Hollywood High School, mitigation measures have been included to reduce impacts that construction of the projects may have on the school, particularly during the morning and afternoon hours.</p>	<p><b>XVI-80</b> Mitigation Measure XVI-80 is intended to reduce construction impacts on the neighboring school to a less than significant level.</p>
b.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact may occur if the proposed project individually or cumulatively exceeded the service standards of the Los Angeles County Metropolitan Transportation Authority (Metro) Congestion Management Program (CMP). This program was created Statewide as a result of Proposition 111 and has been implemented locally by Metro. The CMP for Los Angeles County requires that the traffic impacts of individual development projects of potential regional significance be analyzed. Specific arterial roadways and all State highways comprise the CMP system, and a total of 164 intersections are identified for monitoring throughout Los Angeles County. The local CMP requires that all CMP monitoring</p>	



Impact?	Explanation	Mitigation Measures
	intersections be analyzed where a project would likely add more than 50 trips during either the a.m. or p.m. peak hours. The proposed removal of the existing office building, restaurant, and four-unit apartment building, and construction of 12 small lot homes does not reach a threshold of 25 units that requires preliminary review by the Department of Transportation for a potential traffic study. Impacts will be less than significant.	
c. NO IMPACT	A significant impact would occur if the proposed project would cause a change in air traffic patterns that would result in a substantial safety risk. The project does not include any aviation-related uses and would have no impact on any airport. It would also not require any modification to flight paths for the existing airports in the Los Angeles basin. Therefore, no impact would occur.	
d. LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	<b>A significant impact would occur if the proposed project would substantially increase an existing hazardous design feature or introduce incompatible uses to the existing traffic pattern. The proposed project would not include unusual or hazardous design features and the proposed project is compatible with existing uses. However, the project may have potentially significant impacts on pedestrians on the street during construction phases. With implementation of the referenced mitigation measure, the potential impacts related to hazards would be reduced to less-than-significant.</b>	<b>XVI-40 Implementation of Mitigation Measure XVI-40 will reduce safety hazards during the construction phases to less-than-significant levels.</b>
e. NO IMPACT	A significant impact would occur if the project impaired implementation of or physically interfered with an adopted emergency response plan or emergency evacuation plan. The proposed 12-unit small lot development may require temporary and/or partial street closures due to construction activities. However, any closures would be temporary in nature and would be coordinated with the Departments of Transportation, Building and Safety, and Public Works. While such closures may cause temporary inconvenience, they would not be expected to interfere with emergency response or evacuation plans. The project is subject to all applicable Building and Fire Code standards for safety, which	

Impact?	Explanation	Mitigation Measures
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		ensure adequate emergency access. Therefore, the proposed project would not be expected to result in inadequate emergency access and no impact would occur.	
f.	NO IMPACT	A significant impact would occur if the project would conflict with adopted policies, plans, or programs regarding public transit, bicycle or pedestrian facilities or otherwise decrease the performance or safety of facilities supporting alternative transportation. The proposed project would not require the disruption of any public transportation services or the alteration of public transportation routes. The project would not interfere with any Class I or Class II bikeway systems. Since the proposed project would not modify or conflict with any alternative transportation policies, plans or programs, it would have no impact on those programs.	

#### **XVII. TRIBAL CULTURAL RESOURCES**

a.	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	PLEASE SEE ATTACHED APPENDIX A	XVII-10 Implementation of Mitigation Measure XVII-10 will reduce potential impacts to tribal cultural resources during ground-disturbing activities to a less than significant level.
b.	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	PLEASE SEE ATTACHED APPENDIX A	XVII-10 Implementation of Mitigation Measure XVII-10 will reduce potential impacts to tribal cultural resources during ground-disturbing activities to a less than significant level.

#### **XVIII. UTILITIES AND SERVICE SYSTEMS**

a.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would exceed wastewater treatment requirements of the Los Angeles Regional Water Quality Control Board (LARWQCB). A significant impact would also occur if the proposed project would increase water consumption or wastewater generation to such a degree that the capacity of facilities currently serving the project site would be exceeded. It is important to consider the existing and anticipated wastewater generation of the project in relation to current average daily flows experienced at Hyperion Treatment Plant (HTP), as well as in proportion to remaining capacity of the system. The HTP experiences an average daily flow of 362 million gallons per day (mgd), below a capacity of 450 mgd. As a proportion of total average daily flow experienced by the HTP, the	
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Impact?	Explanation	Mitigation Measures
	<p>wastewater generation of the proposed project would account for a small percentage of average daily wastewater flow. This increase in wastewater flow would not jeopardize the HTP to operate within its established wastewater treatment requirements. Furthermore, all wastewater from the project would be treated according to requirements of the NPDES permit authorized by the LARWQCB. Therefore, the proposed project would result in a less than significant impact related to wastewater treatment requirements.</p>	
b. LESS THAN SIGNIFICANT IMPACT	<p>LADWP conducts water planning based on forecast population growth. Accordingly, the increase in residential population resulting from the proposed project would not be considered substantial in consideration of anticipated growth. The addition of persons as a result of the proposed project would be consistent with Citywide growth, and, therefore, the project demand for water is not anticipated to require new water supply entitlements and/or require the expansion of existing or construction of new water treatment facilities beyond those already considered in the LADWP 2010 Urban Water Management Plan. Thus, it is anticipated that the proposed project would not create any water system capacity issues, and there would be sufficient reliable water supplies available to meet project demands. Prior to any construction activities, the project applicant would be required to coordinate with the City of Los Angeles Bureau of Sanitation (BOS) to determine the exact wastewater conveyance requirements of the proposed project, and any upgrades to the wastewater lines in the vicinity of the project site that are needed to adequately serve the proposed project would be undertaken as part of the project. Therefore, the proposed project would have a less than significant impact related to water or wastewater infrastructure.</p>	
c. LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would increase surface water runoff, resulting in the need for expanded off-site storm water drainage facilities. Development of the proposed project would maintain existing drainage patterns; site-generated surface water</p>	

Impact?	Explanation	Mitigation Measures
	<p>runoff would continue to flow to the City's storm drain system. Since the project site is almost entirely impervious, impermeable surfaces resulting from the development of the project would not significantly change the volume of storm water runoff. Accordingly, since the volume of runoff from the site would not measurably increase over existing conditions, the proposed project would not create or contribute runoff water that would exacerbate any existing deficiencies in the storm drain system or provide substantial additional sources of polluted runoff. Therefore, the proposed project would result in a less-than-significant impact related to existing storm drain capacities.</p>	
d. LESS THAN SIGNIFICANT IMPACT	<p>LADWP conducts water planning based on forecast population growth. Accordingly, the increase in residential population resulting from the proposed project would not be considered substantial in consideration of anticipated growth. The addition of persons as a result of the proposed project would be consistent with Citywide growth, and, therefore, the project demand for water is not anticipated to require new water supply entitlements and/or require the expansion of existing or construction of new water treatment facilities beyond those already considered in the LADWP 2010 Urban Water Management Plan. Thus, it is anticipated that the proposed project would not create any water system capacity issues, and there would be sufficient reliable water supplies available to meet project demands. Prior to any construction activities, the project applicant would be required to coordinate with the City of Los Angeles Bureau of Sanitation (BOS) to determine the exact wastewater conveyance requirements of the proposed project, and any upgrades to the wastewater lines in the vicinity of the project site that are needed to adequately serve the proposed project would be undertaken as part of the project. Therefore, the proposed project would have a less than significant impact related to water or wastewater infrastructure.</p>	



Impact?	Explanation	Mitigation Measures
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e.	LESS THAN SIGNIFICANT IMPACT	<p>LADWP conducts water planning based on forecast population growth. Accordingly, the increase in residential population resulting from the proposed project would not be considered substantial in consideration of anticipated growth. The addition of persons as a result of the proposed project would be consistent with Citywide growth, and, therefore, the project demand for water is not anticipated to require new water supply entitlements and/or require the expansion of existing or construction of new water treatment facilities beyond those already considered in the LADWP 2010 Urban Water Management Plan. Thus, it is anticipated that the proposed project would not create any water system capacity issues, and there would be sufficient reliable water supplies available to meet project demands. Prior to any construction activities, the project applicant would be required to coordinate with the City of Los Angeles Bureau of Sanitation (BOS) to determine the exact wastewater conveyance requirements of the proposed project, and any upgrades to the wastewater lines in the vicinity of the project site that are needed to adequately serve the proposed project would be undertaken as part of the project. Therefore, the proposed project would have a less than significant impact related to water or wastewater infrastructure.</p>	
f.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project's solid waste generation exceeded the capacity of permitted landfills. The Los Angeles Bureau of Sanitation (BOS) and private waste management companies are responsible for the collection, disposal, and recycling of solid waste within the City, including the project site. Solid waste generated during the operation of the proposed project is anticipated to be collected by the BOS. Solid waste collected from the proposed project is anticipated to be hauled to Sunshine Canyon Landfill. In compliance with Assembly Bill (AB) 939, the project applicant would be required to implement a Solid Waste Diversion Program and divert at least 50 percent of the solid waste generated by the project from the Sunshine Canyon Landfill. The proposed project would also comply with all federal, State, and local regulations</p>	

Impact?	Explanation	Mitigation Measures
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		related to solid waste. Therefore, the proposed project would have a less than significant impact related to solid waste.	
g.	NO IMPACT	A significant impact would occur if the proposed project's solid waste generation exceeded the capacity of permitted landfills. The Los Angeles Bureau of Sanitation (BOS) and private waste management companies are responsible for the collection, disposal, and recycling of solid waste within the City, including the project site. Solid waste during the operation of the proposed project is anticipated to be collected by the BOS. Solid waste collected from the proposed project is anticipated to be hauled to Sunshine Canyon Landfill. In compliance with Assembly Bill (AB) 939, the project applicant would be required to implement a Solid Waste Diversion Program and divert at least 50 percent of the solid waste generated by the project from the Sunshine Canyon Landfill. The proposed project would also comply with all federal, State, and local regulations related to solid waste. Therefore, the proposed project would have a less than significant impact related to solid waste.	

#### **XIX. MANDATORY FINDINGS OF SIGNIFICANCE**

a.	LESS THAN SIGNIFICANT IMPACT	Based on the analysis of this Initial Study, the proposed project would not have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal. However, during project construction, the proposed project may encounter unknown cultural resources, including archaeological and paleontological resources. Compliance with existing regulations would reduce impacts to less than significant levels.	
b.	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	<b>A significant impact may occur if the proposed project, in conjunction with the related projects, would result in impacts that are less than significant when viewed separately but significant when viewed together. Although projects may be constructed in the project vicinity, the cumulative impacts to which the proposed project would contribute would be less than</b>	<b>XIX-10</b> The incorporation of all mitigation measures would reduce the proposed project's impacts to less-than-significant levels.



Impact?	Explanation	Mitigation Measures
	<p>significant. In addition, all potential impacts of the proposed project would be reduced to less-than-significant levels with the implementation of mitigation measures. None of these potential impacts are considered cumulatively considerable, and implementation of the mitigation measures identified will ensure that no cumulative impacts will occur as a result of the proposed project. Impacts will be less than significant.</p>	
c.	<p>LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED</p> <p>A significant impact may occur if the proposed project has the potential to result in significant impacts, as discussed in the preceding sections. All potential impacts of the proposed project have been identified, and mitigation measures have been prescribed, where applicable, to reduce all potential impacts to less-than-significant levels. Upon implementation of mitigation measures identified, the proposed project would not have the potential to result in substantial adverse impacts on human beings either directly or indirectly.</p>	<p>XIX-20, XIX-30</p> <p>The incorporation of all mitigation measures would reduce the proposed project's impacts to less-than-significant levels.</p>