

**ENVIRONMENTAL  
REPORT  
ND, MND, CE**

CITY OF LOS ANGELES  
OFFICE OF THE CITY CLERK  
ROOM 395, CITY HALL  
LOS ANGELES, CALIFORNIA 90012  
CALIFORNIA ENVIRONMENTAL QUALITY ACT  
**PROPOSED MITIGATED NEGATIVE DECLARATION**

**LEAD CITY AGENCY**  
City of Los Angeles

**COUNCIL DISTRICT**  
CD 4 - DAVID RYU

**PROJECT TITLE**  
ENV-2015-1568-MND

**CASE NO.**  
ZA-2015-1567-ZAD-ZAA, ZA-2015-1569-ZV-ZAD

**PROJECT LOCATION**  
3627 West Landa Street, 1888 North Lucile Avenue

**PROJECT DESCRIPTION**

The project is the demolition of an existing single family dwelling and the construction of (2) new single-family dwellings and (2) new two-car garages over two adjacent lots. A proposed two-story, 2,334 square-foot dwelling unit and (2) two-car garages will be located on 1888 North Lucile Avenue, and a two-story, 1,804 square-foot single family dwelling on the adjacent lot (3627 West Landa Street). For the property at 1888 North Lucille(ZA-2015-1567-ZAD-ZAA), The project requests a Zoning Administrator's Determination to allow: (1) two off-street parking spaces which will be located on 1888 North Lucile Avenue (one granted by designated for the subject property in lieu of the three required parking spaces for the construction of any main building and accessory use exceeding 2,400 square-feet in size, (2) five retaining walls in lieu of the maximum permitted two retaining walls on site, and (3)a reduced front yard setback for 3.5 feet after a 1.5 foot dedication from the original property line.

The project also requests a Zoning Administrators Adjustment to allow an 8.9- foot wide passageway from the street to the proposed dwelling entrance and a 6-foot wide passageway from the street to the proposed dwelling in lieu of the 10-foot wide passageway required.

For the property located at 3627 West Landa Street(ZA-2015-ZV-ZAD), the project requests a Zoning Administrator's Determination to allow: (1) An open uncovered patio encroaching into the required front yard setback. (2)The construction of a single-family dwelling fronting on a Substandard Hillside Limited Street that is improved with a roadway width of less than 20-feet, and (3)The construction of a single-family dwelling on a lot that does not have a vehicular access route from a street improved with a minimum 20-foot wide continuous paved roadway.

The project also requests a Zone Variance to provide two parking spaces for 3627 West Landa off-site on the adjacent lot at 1888 North Lucile, in lieu of the two on-site parking spaces required.

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

Thomas A. Porter  
PO Box 71110  
Van Nuys, CA 91409

**FINDING:**

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

(CONTINUED ON PAGE 2)

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

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

THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.

**NAME OF PERSON PREPARING THIS FORM**

**TITLE**

**TELEPHONE NUMBER**

Matthew Quan

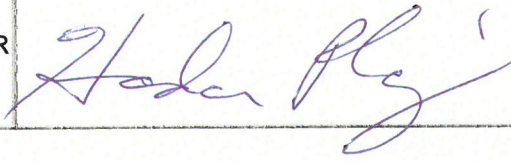
City Planning Assistant

(213) 978-1320



**ADDRESS**

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

**SIGNATURE (Official)**A handwritten signature in blue ink, appearing to read "Helen Ryz", is written over the signature line.**DATE**

FEBRUARY 10, 2016

**I-30. Aesthetics (Hillside Site Design, Undeveloped Site)**

- Environmental impacts, such as alteration of existing or natural terrain may result from project implementation. However, these impacts will be mitigated to a less than significant level by the following measures:
- Grading shall be kept to a minimum.
- Natural features, such as prominent knolls or ridge lines, shall be preserved.

**I-120. Aesthetics (Light)**

- Environmental impacts to the adjacent residential properties may result due to excessive illumination on the project site. However, the potential impacts will be mitigated to a less than significant level by the following measure:
- Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties, the public right-of-way, nor from above.

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

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

**III-60. Objectionable Odors (Commercial Trash Receptacles)**

- Environmental impacts may result from project implementation due to the location of trash receptacles near adjacent residences. However, these impacts will be mitigated to a less than significant level by the following measure:
- Open trash receptacles shall be located a minimum of 50 feet from the property line of any residential zone or use.
- Trash receptacles located within an enclosed building or structure shall not be required to observe this minimum buffer.

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

- Short-term erosion impacts may result from the construction of the proposed project. However, these impacts can be mitigated to a less than significant level by the following measures:
- The applicant shall provide a staked signage at the site with a minimum of 3-inch lettering containing contact information for the Senior Street Use Inspector (Department of Public Works), the Senior Grading Inspector (LADBS) and the hauling or general contractor.

**VIII-70. Emergency Evacuation Plan**

- Environmental impacts may result from project implementation due to possible interference with an emergency response plan. However, these potential impacts will be mitigated to a less than significant level by the following measure:
- Prior to the issuance of a building permit, the applicant shall develop an emergency response plan in consultation with the Fire Department. The emergency response plan shall include but not be limited to the following: mapping of emergency exits, evacuation routes for vehicles and pedestrians, location of nearest hospitals, and fire departments.

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

- 
- Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

**XIV-10. Public Services (Fire)**

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



**XVI-40. Safety Hazards**

- Environmental impacts may result from project implementation due to hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses. However, the potential impacts can be mitigated to a less than significant level by the following measure:
- The developer shall install appropriate traffic signs around the site to ensure pedestrian, bicycle, and vehicle safety.
- The applicant shall submit a parking and driveway plan that incorporates design features that reduce accidents, to the Bureau of Engineering and the Department of Transportation for approval.

**XVI-50. Inadequate Emergency Access**

- Environmental impacts may result from project implementation due to inadequate emergency access. However, these impacts can be mitigated to a less than significant level by the following measure:
- The applicant shall submit a parking and driveway plan to the Bureau of Engineering and the Department of Transportation for approval that provides code-required emergency access.

**XVI-60. Inadequate Emergency Access (Hillside Streets – Construction Activities)**

- 
- No parking shall be permitted on the street during Red Flag Days in compliance with the "Los Angeles Fire Department Red Flag No Parking" program.
- All demolition and construction materials shall be stored on-site and not within the public right-of-way during demolition, hauling, and construction operations.

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

<b>LEAD CITY AGENCY:</b> City of Los Angeles	<b>COUNCIL DISTRICT:</b> CD 4 - DAVID RYU	<b>DATE:</b>
<b>RESPONSIBLE AGENCIES:</b> Department of City Planning		
<b>ENVIRONMENTAL CASE:</b> ENV-2015-1568-MND	<b>RELATED CASES:</b> ZA-2015-1567-ZAD-ZAA, ZA-2015-1569-ZV-ZAD	
<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> PROPOSED DEMOLITION OF AN (E) SFD AND CONSTRUCTION OF A (N) TWO-STORY, 2,334 SQ FT SFD WITH 2 X TWO-CAR GARAGES, ONE OF WHICH IS GRANTED BY EASEMENT TO ADJACENT LOT AT 3627 LANDA ST		
<b>ENV PROJECT DESCRIPTION:</b> The project is the demolition of an existing single family dwelling and the construction of (2) new single-family dwellings and (2) new two-car garages over two adjacent lots. A proposed two-story, 2,334 square-foot dwelling unit and (2) two-car garages will be located on 1888 North Lucile Avenue, and a two-story, 1,804 square-foot single family dwelling on the adjacent lot (3627 West Landa Street). For the property at 1888 North Lucille(ZA-2015-1567-ZAD-ZAA), The project requests a Zoning Administrator's Determination to allow: (1) two off-street parking spaces which will be located on 1888 North Lucile Avenue (one granted by designated for the subject property in lieu of the three required parking spaces for the construction of any main building and accessory use exceeding 2,400 square-feet in size, (2) five retaining walls in lieu of the maximum permitted two retaining walls on site, and (3)a reduced front yard setback for 3.5 feet after a 1.5 foot dedication from the original property line.  The project also requests a Zoning Administrators Adjustment to allow an 8.9- foot wide passageway from the street to the proposed dwelling entrance and a 6-foot wide passageway from the street to the proposed dwelling in lieu of the 10-foot wide passageway required.  For the property located at 3627 West Landa Street(ZA-2015-ZV-ZAD), the project requests a Zoning Administrator's Determination to allow: (1) An open uncovered patio encroaching into the required front yard setback. (2)The construction of a single-family dwelling fronting on a Substandard Hillside Limited Street that is improved with a roadway width of less than 20-feet, and (3)The construction of a single-family dwelling on a lot that does not have a vehicular access route from a street improved with a minimum 20-foot wide continuous paved roadway.  The project also requests a Zone Variance to provide two parking spaces for 3627 West Landa off-site on the adjacent lot at 1888 North Lucile, in lieu of the two on-site parking spaces required.		
<b>ENVIRONMENTAL SETTINGS:</b> The project is located on two adjacent, rectangular, inner, up- sloping (from north to south), Hillside lots. The lot located on 1888 North Lucile Avenue (to the north) is a 4,935.5 square -foot lot with a 56.5-foot frontage along the south side of Lucile Avenue and a variable depth of 107.3-feet and 84.27-feet. The site is currently developed with a 1,009 square-foot single family dwelling built in 1925 which is to be demolished. The property located on 3627 West Landa Street is a vacant, 4,999.9 square-foot lot with a 50-foot frontage along the northerly side of Landa Street and an even depth of 100-feet.  The two properties are subject to the Silver Lake-Echo Park, Elysian Valley Community Plan area and are located within an Hillside Area, General Plan Footnote(s) area, subject to the Baseline Hillside Ordinance, Very High Fire Hazard Severity Zone, Special Grading Area (BOE Basic Grid Map A-13372), landslide area, and is located within the Upper Elysian Park Fault.  Properties to the north, east, south and west are zoned R1-1VL and are developed with one and two-story single family dwellings. The t lots directly east of the subject property located on Landa Street are currently vacant.		



Lucile Avenue adjoining the property to the north, is a Local Street dedicated to a width of 25 feet and improved to a width of 14 feet and requires 5.5 feet of dedication and improvement.

Landa Street adjoining the subject property to the south, is a Local Street dedicated to a width of 20 feet and is improved with a public stairway.

**PROJECT LOCATION:**

3627 West Landa Street, 1888 North Lucile Avenue

**COMMUNITY PLAN AREA:**

SILVER LAKE - ECHO PARK - ELYSIAN VALLEY

**STATUS:**



Does Conform to Plan



Does NOT Conform to Plan

**AREA PLANNING COMMISSION:**

EAST LOS ANGELES

**CERTIFIED NEIGHBORHOOD**

**COUNCIL:**

SILVER LAKE

**EXISTING ZONING:**

R1-1VL

**MAX. DENSITY/INTENSITY  
ALLOWED BY ZONING:**

**GENERAL PLAN LAND USE:**

LOW RESIDENTIAL

**MAX. DENSITY/INTENSITY  
ALLOWED BY PLAN  
DESIGNATION:**

LA River Adjacent:

**PROPOSED PROJECT DENSITY:**

## Determination (To Be Completed By Lead Agency)

On the basis of this initial evaluation:

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



City Planning Assistant

(213) 978-1320

Signature

Title

Phone

### Evaluation Of Environmental Impacts:

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



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

## Environmental Factors Potentially Affected:

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

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

## INITIAL STUDY CHECKLIST

(To be completed by the Lead City Agency)

### Background

**PROPONENT NAME:**

Thomas A. Porter

**PHONE NUMBER:**

(818) 941-5902

**APPLICANT ADDRESS:**

PO Box 71110

Van Nuys, CA 91409

**AGENCY REQUIRING CHECKLIST:**

Department of City Planning

**DATE SUBMITTED:**

04/27/2015

**PROPOSAL NAME (if Applicable):**



Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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#### I. AESTHETICS

a. Have a substantial adverse effect on a scenic vista?				✓
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			✓	
c. Substantially degrade the existing visual character or quality of the site and its surroundings?		✓		
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		✓		

#### II. AGRICULTURE AND FOREST RESOURCES

a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?				✓
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?				✓
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				✓
d. Result in the loss of forest land or conversion of forest land to non-forest use?				✓
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				✓

#### III. AIR QUALITY

a. Conflict with or obstruct implementation of the applicable air quality plan?				✓
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?		✓		
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			✓	
d. Expose sensitive receptors to substantial pollutant concentrations?				✓
e. Create objectionable odors affecting a substantial number of people?				✓

#### IV. BIOLOGICAL RESOURCES

a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			✓	
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?				✓
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				✓
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				✓
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				✓
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				✓

#### V. CULTURAL RESOURCES



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

#### VI. GEOLOGY AND SOILS

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

#### VII. GREEN HOUSE GAS EMISSIONS

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

#### VIII. HAZARDS AND HAZARDOUS MATERIALS

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



Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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h.	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?		✓		
<b>IX. HYDROLOGY AND WATER QUALITY</b>					
a.	Violate any water quality standards or waste discharge requirements?				✓
b.	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				✓
c.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			✓	
d.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			✓	
e.	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			✓	
f.	Otherwise substantially degrade water quality?			✓	
g.	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?			✓	
h.	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				✓
i.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				✓
j.	Inundation by seiche, tsunami, or mudflow?				✓
<b>X. LAND USE AND PLANNING</b>					
a.	Physically divide an established community?				✓
b.	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			✓	
c.	Conflict with any applicable habitat conservation plan or natural community conservation plan?				✓
<b>XI. MINERAL RESOURCES</b>					
a.	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				✓
b.	Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				✓
<b>XII. NOISE</b>					
a.	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			✓	
b.	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				✓
c.	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			✓	
d.	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		✓		



Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				✓
f.	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				✓

### XIII. POPULATION AND HOUSING

a.	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			✓	
b.	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				✓
c.	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				✓

### XIV. PUBLIC SERVICES

a.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Fire protection?		✓		
b.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Police protection?				✓
c.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Schools?				✓
d.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Parks?				✓
e.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Other public facilities?				✓

### XV. RECREATION

a.	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				✓
b.	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				✓

### XVI. TRANSPORTATION/TRAFFIC

a.	Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?		✓		
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Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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b.	Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			✓	
c.	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				✓
d.	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				✓
e.	Result in inadequate emergency access?		✓		
f.	Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				✓

#### XVII. UTILITIES AND SERVICE SYSTEMS

a.	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			✓	
b.	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			✓	
c.	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			✓	
d.	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			✓	
e.	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			✓	
f.	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				✓
g.	Comply with federal, state, and local statutes and regulations related to solid waste?			✓	

#### XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

a.	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			✓	
b.	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			✓	
c.	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				✓

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



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

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

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

The project as identified in the project description may cause potentially significant impacts on the environment without mitigation. Therefore, this environmental analysis concludes that a Mitigated Negative Declaration shall be issued to avoid and mitigate all potential adverse impacts on the environment by the imposition of mitigation measures and/or conditions contained and expressed in this document; the environmental case file known as **ENV-2015-1568-MND** and the associated case(s), **ZA-2015-1567-ZAD-ZAA**, **ZA-2015-1569-ZV-ZAD**. 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:
	City Planning Assistant	(213) 978-1320	01/14/2016



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

<b>I. AESTHETICS</b>		
a.	NO IMPACT	The project is not located on or near any scenic vista. No impact would occur.
b.	LESS THAN SIGNIFICANT IMPACT	The project is not located on or near any scenic vista. No impact would occur.
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<b>The project consist of the construction of two, two-story houses and will comply with the zone regulations. However the following measures will assure that impacts are less than significant.</b>
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<b>The project may create a significant new source of light and glare in the area.</b>
<b>II. AGRICULTURE AND FOREST RESOURCES</b>		
a.	NO IMPACT	The project is not located on or near any Prime Farmland, unique farmland, or farmland of Statewide Importance. No impact would occur.
b.	NO IMPACT	The project is not located on or near any land zoned for agricultural use or under a Williamson Act contract. No impact will occur.
c.	NO IMPACT	The project is not located on or near, nor would cause the rezoning of any land zoned for Forest Land, Timberland, or Timberland Zoned Timberland Production. No impact would occur.
d.	NO IMPACT	The project is not located on or near forest land and would not cause the conversion of forest land to non-forest use. No impact would occur.
e.	NO IMPACT	The project is not located on or near any Farmland or Forest Land and would not cause the conversion of Farmland to non-agricultural use of forest land to non-forest use. No impact would occur.
<b>III. AIR QUALITY</b>		
a.	NO IMPACT	The project does not propose to deviate from any requirements of the Air Quality Management Program (AQMP) which is the applicable air quality standards for the demolition, construction, and operation of the facility, prepared by the South Coast Air Quality Management District (SCAQMD). No impact would occur.

Impact?	Explanation	Mitigation Measures
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b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The construction phase may increase the existing basin-wide air quality violations. However, these impacts will be mitigated to a less than significant level by the proposed mitigation measures.	III-60
c.	LESS THAN SIGNIFICANT IMPACT	The project is not located on or near, nor would cause the rezoning of any land zoned for Forest Land, Timberland, or Timberland Zoned Timberland Production. Impacts will be less than significant.	
d.	NO IMPACT	The project does not include any construction or alteration to the existing environment, nor a change of use from the existing operations. No impact would occur.	
e.	NO IMPACT	No objectionable odors are anticipated to result from the construction of a single family dwelling and thus, there is no impact.	

#### IV. BIOLOGICAL RESOURCES

a.	LESS THAN SIGNIFICANT IMPACT	The subject site is is void of any large shrubs or trees. <u>No trees, including protected or significant trees, will be removed as part of the project.</u> Furthermore the property has not been identified as containing species identified as candidate, sensitive, or special status in any local or regional plans, policies, or regulations by the California Department of Fish and Game or U.S Fish and Wildlife Service. Therefore, the project will have a less than significant impact.	
b.	NO IMPACT	The property is located in a developed hillside area that does not contain riparian or other sensitive natural habitats. Furthermore, the property has not been identified as being in a significant Ecological Area. Therefore, no impacts would occur.	
c.	NO IMPACT	The site does not contain wetlands. No impact would result.	
d.	NO IMPACT	The site does not contain any wildlife corridors or nursery sites since the area is mostly developed and urbanized. Development of the project site will not adversely interfere with the movement of any native resident or migratory fish or wildlife species. There would be no impact as a result.	
e.	NO IMPACT	There are no trees considered to be significant on site. Therefore no impact would occur.	



Impact?	Explanation	Mitigation Measures
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f.	NO IMPACT	According to Biological Resource Areas Maps in the Los Angeles CEQA Threshold Guide, the project site is not designated as an Open Space/Habitat area, nor is it located in, or in the vicinity of a Significant Ecological Area that may require protection. Therefore the proposed single family dwellings will not conflict with any habitat conservation plans and there is no impact.	
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#### V. CULTURAL RESOURCES

a.	NO IMPACT	the project site and the surrounding vicinity were not recommended eligible as historical resources. Therefore the proposed project site would not result in a significant adverse impact to historical resources.	
b.	NO IMPACT	The project is not in the vicinity of an Archaeological Survey area or an archaeological site (City of Los Angeles, Prehistoric and Historic Archaeological Sites and Survey Areas, 1996). No archaeological resources have been identified on-site or in the vicinity of the site. If archaeological resources are found during excavation and site development, the project will need to follow procedures entailed in the California Public Resources Code Section 21083.2 .	
c.	NO IMPACT	No unique paleontological resource on-site or unique geologic feature is known to be present on site and the project includes minimal grading. No impact would occur.	
d.	NO IMPACT	No human remains are known to be present on site and the project does not include any grading. No impact would occur.	

#### VI. GEOLOGY AND SOILS

a.	NO IMPACT	The project is not located within an Alquist-Priolo Earthquake Fault Zone. No impact would occur.	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<b>The project is located in an area known to have seismic activity, however will be required to comply with all applicable Los Angeles and California Building Codes. Project impacts would be less than significant.</b>	<b>VI-20</b>
c.	NO IMPACT	The project is not located within a Liquefaction Zone. No impact would occur.	

Impact?	Explanation	Mitigation Measures
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d.	LESS THAN SIGNIFICANT IMPACT	The project is located within a Landslide area, however mitigation measures will reduce the impacts to a less than significant level.	
e.	LESS THAN SIGNIFICANT IMPACT	The project does include grading, clearing or excavation activities which would result in the loss of topsoil. The applicant has been required to submit a Geotechnical Report and subsequent Soils Approval Letter from the Department of Building and Safety.	
f.	NO IMPACT	The project is not located in an area susceptible to unusual geologic hazards. No impact would occur.	
g.	NO IMPACT	The project is not located in an area known to have expansive soil. No impact would occur.	
h.	NO IMPACT	The project does not include the use of septic tanks or alternative waste water disposal systems. No impact would occur.	

#### VII. GREEN HOUSE GAS EMISSIONS

a.	LESS THAN SIGNIFICANT IMPACT	The City of Los Angeles has not yet established CEQA thresholds to determine what amount of greenhouse gas emissions would have a significant impact on the environment. Therefore impacts are assumed to be less than significant.	
b.	LESS THAN SIGNIFICANT IMPACT	The project does not include a use which would generate significant amount of greenhouse gas emission. Project impacts would be less than significant.	

#### VIII. HAZARDS AND HAZARDOUS MATERIALS

a.	NO IMPACT	The project would not include the routine transport, use or disposal of hazardous materials into the environment. No impact would occur.	
b.	NO IMPACT	The project would not result in reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. No impact would occur.	
c.	NO IMPACT	The project is not located within a one-quarter mile of an existing or proposed school. No impact would occur.	
d.	NO IMPACT	The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. No impact would occur.	



Impact?	Explanation	Mitigation Measures
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e.	NO IMPACT	The project is not located within an airport land use plan or where such a plan has not been adopted, within two miles of a public airport or public use airport. No impact would occur.	
f.	NO IMPACT	The project is not located within the vicinity of a private airstrip. No impact would occur.	
g.	NO IMPACT	The project does not include any construction or alteration to the existing environment. No impact would occur.	
h.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<b>The California Department of Forestry maps fire hazards in the state and classifies them according to the potential risk, or severity. The hillside area is identified as a community at risk from wildfire (located in a very high fire hazard severity zone). The project may expose people and structures to significant risk of loss, injury or death involving wild land fires. However, mitigations measures would reduce the impact to a less than significant level.</b>	<b>VIII-70</b>

#### IX. HYDROLOGY AND WATER QUALITY

a.	NO IMPACT	The project does not propose to deviate from any requirements of the Bureau of Sanitation, which establishes the water quality standards or waste discharge requirements for the City of Los Angeles. No impact would occur.	
b.	NO IMPACT	The project does not include any construction or alteration to the existing environment. No impact would occur.	
c.	LESS THAN SIGNIFICANT IMPACT	The project does not propose to deviate from any requirements of the Bureau of Sanitation and Section 64.70 of the Los Angeles Municipal Code. Project impacts would be less than significant.	
d.	LESS THAN SIGNIFICANT IMPACT	The project does not propose to deviate from any requirements of the Bureau of Sanitation and Section 64.70 of the Los Angeles Municipal Code. Project impacts would be less than significant.	
e.	LESS THAN SIGNIFICANT IMPACT	The project does not propose to deviate from any requirements of the Bureau of Sanitation and Section 64.70 of the Los Angeles Municipal Code. Project impacts would be less than significant.	

Impact?	Explanation	Mitigation Measures
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f.	LESS THAN SIGNIFICANT IMPACT	The proposed project of two single family dwelling would not have long-term activities that would discharge pollutants into surface water bodies. Some pollutants common to urban areas, including those related to automobiles are contained in water runoff and may be carried into the storm water runoff control. Grading and construction period of the project may increase the potential to degrade water quality standard. However the project is subject to the LAMC section 64.70 Stormwater and Urban Runoff Pollution Control, which sets forth requirements and prohibitions for dischargers and places of discharge to storm drain system and receiving waters. Compliance with the section would mitigate potential impacts to a less than significant level.	
g.	LESS THAN SIGNIFICANT IMPACT	The property is not located within a 100-year flood hazard area (ZIMAS). No impact would result.	
h.	NO IMPACT	The property is not located within a 100-year flood plain area , no impact would occur.	
i.	NO IMPACT	The property is not located within a potential dam inundation zone. No impact would result.	
j.	NO IMPACT	The property is not in a tsunami inundation zone, or an area prone to mudflow or seiches. No impact would result.	

#### **X. LAND USE AND PLANNING**

a.	NO IMPACT	The proposed residential project is surrounded by a mixture of residential homes and vacant parcels, and would not result in physically dividing an established community.	
b.	LESS THAN SIGNIFICANT IMPACT	The Municipal Code (zoning ordinance) requires specific entitlements to allow the proposed project, which the project is seeking through this request. With the approval of the requested entitlement(s), the project will be in conformance with the Municipal Code and all applicable land use regulations, and impacts will be less than significant.	
c.	NO IMPACT	The project is not located on or near any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. No impact would occur.	



Impact?	Explanation	Mitigation Measures
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#### XI. MINERAL RESOURCES

a.	NO IMPACT	No mineral resource that is valuable to the region of the residents of California is known to be present on site. No impact would occur.	
b.	NO IMPACT	No mineral resource that is of local importance is known to be present on site. No impact would occur.	

#### XII. NOISE

a.	LESS THAN SIGNIFICANT IMPACT	Potential increase in ambient noise levels, but impact would be less than significant in light of the measures imposed herein.	
b.	NO IMPACT	The project does not include any construction or a use which would generate groundborne noise or vibrations. No impact would occur.	
c.	LESS THAN SIGNIFICANT IMPACT	The project will create two new dwelling units in place of a formerly vacant lot, and may generate noise levels above the existing ambient noise levels; however any increase would be less than significant.	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<b>The project is the construction of a new, single-family dwelling, and may result in a temporary or periodic noise increase during construction activities.</b>	<b>XII-20</b>
e.	NO IMPACT	The project is not located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport. No impact would occur.	
f.	NO IMPACT	The project is not located within the vicinity of a private airstrip. No impact would occur.	

#### XIII. POPULATION AND HOUSING

a.	LESS THAN SIGNIFICANT IMPACT	The project is the construction of two new two-story single family dwelling on an existing R1-1VL zoned property. Project impacts to population growth would be less than significant.	
b.	NO IMPACT	The project does not include displacing any housing, no impacts would occur.	
c.	NO IMPACT	The project does not include a use which would displace any people. No impact would occur.	

#### XIV. PUBLIC SERVICES

Impact?	Explanation	Mitigation Measures
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a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project is located in an area with adequate fire-response times. The project will be reviewed by the LA Fire Department, which may require mitigation to the reduce impacts to a less than significant level.	XIV-10
b.	NO IMPACT	The project does not include any construction or alteration to the existing environment, or use which would require police services beyond the existing demand. No impact would occur.	
c.	NO IMPACT	The project is the construction of 2, two-story single family dwellings and detached garages. Any required school fees will be assessed during the building permit process. No impact would occur.	
d.	NO IMPACT	The project does not include any construction or alteration to the existing environment, or use which would require park services beyond the existing demand. No impact would occur.	
e.	NO IMPACT	The project includes the construction of single family dwellings and garages. Any other required fees for government services will be assessed during the building permit process. No impact would occur.	

#### XV. RECREATION

a.	NO IMPACT	The project may increase the use of recreational facilities. However any required park or recreation fees will be assessed during the building permit process. Project impacts would be less than significant.	
b.	NO IMPACT	The project does not include or require construction of any recreational facilities. No impact would occur.	

#### XVI. TRANSPORTATION/TRAFFIC

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project will result in a net increase of a single-family dwelling. No Significant increase to traffic volume is anticipated, however the mitigation measures imposed herein will decrease impacts to a less than significant level.	XVI-40, XVI-50, XVI-60
b.	LESS THAN SIGNIFICANT IMPACT	The project would generate new vehicle trips, however project impacts to the congestion management program would be less than significant.	
c.	NO IMPACT	The project does not include any construction or a use which would affect air traffic patterns. No impact would occur.	



Impact?	Explanation	Mitigation Measures
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d.	NO IMPACT	The project does not include any construction or alteration which would affect site access, or could create conflicts between vehicles and pedestrians, vehicles and bicycles or vehicles. No impact would occur.	
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<b>Both LADOT and LAFD will review the projects emergency access to ensure that potential impacts are mitigated to a less than significant level.</b>	<b>XVI-40, XVI-50, XVI-60</b>
f.	NO IMPACT	The project does not include any construction or alteration which would affect the Bike Plan or the Walkability Checklist. No impact would occur.	

#### **XVII. UTILITIES AND SERVICE SYSTEMS**

a.	LESS THAN SIGNIFICANT IMPACT	The project is the construction of two new two-story single family dwellings, however the project does not propose to deviate from any requirements of the Los Angeles Regional Water Quality Control Board. Project impacts would be less than significant.	
b.	LESS THAN SIGNIFICANT IMPACT	The project would require the construction of new water or wastewater treatment facilities; however impacts would be less than significant.	
c.	LESS THAN SIGNIFICANT IMPACT	The project would require the construction of new stormwater drainage facilities; however project impacts would be less than significant.	
d.	LESS THAN SIGNIFICANT IMPACT	The Department of Water & Power has adequate supplies to serve this residential project.	
e.	LESS THAN SIGNIFICANT IMPACT	The project is the construction of two new two-story single-family dwelling; however the project does not proposed to deviate from any requirements of the Bureau of Sanitation, which manages the wastewater treatment system. Project impacts would be less than significant.	
f.	NO IMPACT	The project would not generate an new waste during construction and operation of the use beyond the existing conditions. No impact would occur.	
g.	LESS THAN SIGNIFICANT IMPACT	The proposed project will be required to provide on-site recycling to reduce the amount of trash going to landfills during construction. This will reduce the solid waste impact to a less than significant level.	

#### **XVIII. MANDATORY FINDINGS OF SIGNIFICANCE**

Impact?	Explanation	Mitigation Measures
a.	<p><b>LESS THAN SIGNIFICANT IMPACT</b></p> <p>The area is not known to contain sensitive or special -status species. Moreover, the subject site has not been identified as being a Significant Ecological Area (City of Los Angeles, Environmental and Public Facilities Map, 1996). The subject site does not have riparian habitat or other sensitive natural community in the vicinity nor does it contain any wetlands. The subject site is not identified as a site or an area of historical significance. Therefore it is unlikely that the proposed project will have impacts on important examples of the major periods of California history. Also the subject property is not in the vicinity of an Archaeological Survey Area, Archaeological Site, or Vertebrate Paleontological Area. Therefore, the project would have less than-significant impacts.</p>	
b.	<p><b>LESS THAN SIGNIFICANT IMPACT</b></p> <p>The proposed project of two new single-family dwelling in a hillside residential area will result in potential environmental impacts. However, each impact can be mitigated to a less than-significant level with the incorporation of the referenced mitigation measures. As such, the cumulative impacts of the proposed project would be less than significant.</p>	
c.	<p><b>NO IMPACT</b></p> <p>With the integration of the referenced mitigation measures, the project will not have any impact either directly or indirectly to human beings.</p>	



