

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 LOS ANGELES CITY PLANNING DEPARTMENT	COUNCIL DISTRICT 1
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PROJECT TITLE ENV-2007-1704-MND	CASE NO. PS-1413
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PROJECT LOCATION
3938 NORTH LATROBE STREET; NORTHEAST LOS ANGELES

PROJECT DESCRIPTION
PRIVATE STREET APPROVAL TO COMBINE 14 LOTS MEASURING 34,701 SQUARE-FEET INTO FIVE BUILDING SITES FOR THE CONSTRUCTION OF FIVE SINGLE-FAMILY DWELLINGS PROVIDING A TOTAL OF 10 PARKING SPACES WITHIN THE R1-1 ZONE. HAUL ROUTE FOR THE REMOVAL OF APPROXIMATELY 2,080 CUBIC YARDS OF DIRT. REMOVAL OF TREES.

NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY
Latrobe Street, LLC
1560 Homewood Drive
Altadena, CA 91001

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
ANITA BIZZELL	CITY PLANNING ASSISTANT	(213) 978-1356

ADDRESS	SIGNATURE (Official)	DATE
200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA. 90012		06/09/2008

I b1. Aesthetics (Hillside Site Design)

- Environmental impacts, such as alteration of existing or natural terrain may result from project implementation. However, these impacts will be mitigated to a level of insignificance by the following measures:
- Grading shall be kept to a minimum.
- Natural features, such as prominent knolls or ridge lines, shall be preserved.
- The project shall comply with the City's Hillside Development Guidelines.

I b2. Aesthetics (Landscaping)

- Environmental impacts to the character and aesthetics of the neighborhood may result from project implementation. However, the potential impacts will be mitigated to a level of insignificance by the following measure:
- All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect to the satisfaction of the decision maker.

I c1. 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 level of insignificance by the following measure:
- Outdoor lighting shall be designed and installed with shielding, so that the light source cannot be seen from adjacent residential properties.

III d1. Air Pollution (Stationary)

- Adverse impacts upon future occupants may result from the project implementation due to existing ambient air pollution levels in the project vicinity. However, this impact can be mitigated to a level of insignificance by the following measure:
- RESIDENTIAL - An air filtration system shall be installed and maintained with filters meeting or exceeding the ASHRAE Standard 52.2 Minimum Efficiency Reporting Value (MERV) of 11, to the satisfaction of the Department of Building and Safety.

IV e. Tree Removal (Locally Protected Species)

- Environmental impacts may result due to the loss of protected trees on the site. However, these potential impacts will be mitigated to less than insignificant by the following measures:
- Prior to the issuance of a grading permit or building permit, the applicant shall submit a tree report and landscape plan prepared by a Municipal Code-designated tree expert as designated by LAMC Ordinance No. 153,478, for approval by the decision maker and the Urban Forestry Division of the Bureau of Street Services.
- A minimum of two trees (a minimum of 48 inch box in size if available) shall be planted for each one that is removed. The canopy of the oak trees planted shall be in proportion to the canopies of the oak trees removed per Ordinance No. 153,478, and to the satisfaction of the Urban Forestry Division of the Bureau of Street Services and the decision maker.
- Note: All oak tree removals shall be approved by the Board of Public Works. Contact: Street Tree Division at: 213-485-5675.
- Note: All protected tree removals shall be approved by the Board of Public Works. Contact: Urban Forestry Division at: 213-485-5675.

IV f. Tree Removal (Non-Protected Trees)

- Environmental impacts from project implementation may result due to the loss of significant trees on the site. However, the potential impacts will be mitigated to a level of insignificance by the following measures:
- Prior to the issuance of a grading permit or building permit, a plot plan prepared by a reputable tree expert, indicating the location, size, type, and condition of all existing trees on the site shall be submitted for approval by the decision maker and the Urban Forestry Division of the Bureau of Street Services. All trees in the public right-of-way shall be provided per the current Urban Forestry Division standards.
- The plan shall contain measures recommended by the tree expert for the preservation of as many trees as possible. Mitigation measures such as replacement by a minimum of 24-inch box trees in the parkway and on the site, on a 1:1 basis, shall be required for the unavoidable loss of desirable trees on the site, and to the satisfaction of the Urban Forestry Division of the Bureau of Street Services and the decision maker.
- The genus or genera of the tree(s) shall provide a minimum crown of 30'- 50'. Please refer to City of Los Angeles Landscape Ordinance (Ord. No.170,978), Guidelines K - Vehicular Use Areas.
- Note: Removal of all trees in the public right-of-way shall require approval of the Board of Public Works. Contact: Urban Forestry Division at: 213-485-5675.

IV g. Bonding (Protected Tree Survival)

- The applicant shall post a cash bond or other assurances acceptable to the Bureau of Engineering in consultation with the Urban Forestry Division and the decision maker guaranteeing the survival of trees required to be maintained, replaced or relocated in such a fashion as to assure the existence of continuously living trees for a minimum of three years from the date that the bond is posted or from the date such trees are replaced or relocated, whichever is longer. Any change of ownership shall require that the new owner post a new oak tree bond to the satisfaction of the Bureau of Engineering. Subsequently, the original owner's oak tree bond may be exonerated.
- The City Engineer shall use the provisions of Section 17.08 as its procedural guide in satisfaction of said bond requirements and processing. Prior to exoneration of the bond, the owner of the property shall provide evidence satisfactory to the City Engineer and Urban Forestry Division that the oak trees were properly replaced, the date of the replacement and the survival of the replacement trees for a period of three years.

VI aii. Seismic

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

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

- Environmental impacts may result from the visual alteration of natural landforms due to grading. However, this impact will be mitigated to a level of insignificance by designing the grading plan to conform with the City's Landform Grading Manual guidelines, subject to approval by the Advisory Agency and the Department of Building and Safety's Grading Division.
- Short-term air quality, grading and noise impacts may result from the construction of the proposed project. However, these impacts can be mitigated to a level of insignificance by the following measures:
- **Air Quality**
- All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
- The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
- All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- All clearing, grading, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- **Noise**
- The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- Construction and demolition 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.
- The project shall comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.
- **Grading**
- Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. All grading activities require grading permits from the Department of Building and Safety. Additional provisions are required for grading activities within Hillside areas. The application of BMPs includes but is not limited to the following mitigation measures:

- Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), diversion dikes shall be constructed to channel runoff around the site. Channels shall be lined with grass or roughened pavement to reduce runoff velocity.
- Appropriate erosion control and drainage devices shall be provided to the satisfaction of the Building and Safety Department. These measures include interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned.
- Stockpiles and excavated soil shall be covered with secured tarps or plastic sheeting.
- **General Construction**
- Sediment carries with it other work-site pollutants such as pesticides, cleaning solvents, cement wash, asphalt, and car fluids that are toxic to sea life.
- All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete; wood, and vegetation. Non recyclable materials/wastes shall be taken to an appropriate landfill. Toxic wastes shall be discarded at a licensed regulated disposal site.
- Leaks, drips and spills shall be cleaned up immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
- Pavement shall not be hosed down at material spills. Dry cleanup methods shall be used whenever possible.
- Dumpsters shall be covered and maintained. Place uncovered dumpsters under a roof or cover with tarps or plastic sheeting.
- Where truck traffic is frequent, gravel approaches shall be used to reduce soil compaction and limit the tracking of sediment into streets.
- All vehicle/equipment maintenance, repair, and washing shall be conducted away from storm drains. All major repairs shall be conducted off-site. Drip pans or drop clothes shall be used to catch drips and spills.

VI b1. Haul Routes

- Environmental impacts on pedestrians and vehicles may result from project implementation due to haul routes. However, the potential impact will be mitigated to a level of insignificance by the following measures:
- Projects involving the import/export of 1,000 cubic yards or more of dirt shall obtain haul route approval by the Department of Building and Safety.
- The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
- Fences shall be constructed around the site to minimize trespassing, vandalism, short-cut attractions and attractive nuisances.

VI c2. Subsidence

- Environmental impacts may result from project implementation due to the location of the project in an area prone to subsidence. However, these impacts can be mitigated to a level of insignificance by the following measure:
- Prior to the issuance of building or grading permits, the applicant shall submit a geotechnical report prepared by a registered civil engineer or certified engineering geologist to the written satisfaction of the Department of Building and Safety.

VI e. Hillside Mitigation Measures

- Environmental impacts may result from the project's hauling operations and shall be reduced to a less than significant level by the implementation of the following mitigation measures:
- The applicant shall obtain a haul route approval from the Board of Building & Safety Commissioners for export/import in excess of 1,000 cubic yards.
- All haul route hours shall be limited to off-peak hours as determined by Board of Building & Safety Commissioners.
- 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.
- The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
- LADBS shall require the applicant to have all employees park their personal vehicles outside of the hillside area and utilize a developer-sponsored vanpool system for transport to the site.
- LADBS shall stagger haul trucks based upon a specific area's capacity, as determined by LADOT, and the amount of soil proposed to be hauled to minimize cumulative traffic and congestion impacts.

- The City of Los Angeles Department of Transportation (LADOT) shall recommend to the Building & Safety Commission Office the appropriate size of trucks allowed for hauling, best route of travel, the appropriate number flag people.
- Trucks having no current hauling activity shall not idle but be turned off.
- The applicant shall be limited to no more than two trucks at any given time within the site's staging area.
- No parking shall be permitted on street during Red Flag Days in compliance with the "Los Angeles Fire Department Red Flag No Parking" program.
- In order to preserve adequate access for emergency vehicles, all construction material shall be stored on-site and not on the street during hauling operations.
- The applicant shall provide a soils and/or geotechnical report to LADBS (reports needed to be determined by LADBS) for review and approval that shall include measures to mitigate impacts related to grading.
- Fences shall be constructed around the site to minimize trespassing, vandalism, short-cut attractions and attractive nuisances.

VIII c1. Single Family/Multi Family Hillside Dwelling

- Environmental impacts may result from erosion of sloped hillsides carrying sediments into the stormwater drainage channels. However, the potential impacts will be mitigated to a level of insignificance by incorporating stormwater pollution control measures. Ordinance No. 172,176 and Ordinance No. 173,494 specify Stormwater and Urban Runoff Pollution Control which requires the application of Best Management Practices (BMPs). Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. Applicants must meet the requirements of the Standard Urban Stormwater Mitigation Plan (SUSMP) approved by Los Angeles Regional Water Quality Control Board, including the following: (A copy of the SUSMP can be downloaded at: <http://www.swrcb.ca.gov/rwqcb4/>).
- Project applicants are required to implement stormwater BMPs to treat and infiltrate the runoff from a storm event producing 3/4 inch of rainfall in a 24 hour period. The design of structural BMPs shall be in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard is required.
- Post development peak stormwater runoff discharge rates shall not exceed the estimated pre-development rate for developments where the increase peak stormwater discharge rate will result in increased potential for downstream erosion.
- Concentrate or cluster development on portions of a site while leaving the remaining land in a natural undisturbed condition.
- Limit clearing and grading of native vegetation at the project site to the minimum needed to build lots, allow access, and provide fire protection.
- Maximize trees and other vegetation at each site by planting additional vegetation, clustering tree areas, and promoting the use of native and/or drought tolerant plants.
- Promote natural vegetation by using parking lot islands and other landscaped areas.
- Preserve riparian areas and wetlands.
- Cut and fill slopes in designated hillside areas shall be planted and irrigated to prevent erosion, reduce run-off velocities and to provide long-term stabilization of soil. Plant materials include: grass, shrubs, vines, ground covers, and trees.
- Incorporate appropriate erosion control and drainage devices, such as interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code. Protect outlets of culverts, conduits or channels from erosion by discharge velocities by installing a rock outlet protection. Rock outlet protection is a physical device composed of rock, grouted riprap, or concrete rubble placed at the outlet of a pipe. Install sediment traps below the pipe outlet. Inspect, repair, and maintain the outlet protection after each significant rain.
- Any connection to the sanitary sewer must have authorization from the Bureau of Sanitation.
- All storm drain inlets and catch basins within the project area must be stenciled with prohibitive language (such as NO DUMPING - DRAINS TO OCEAN) and/or graphical icons to discourage illegal dumping.
- Signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, must be posted at public access points along channels and creeks within the project area.
- Legibility of stencils and signs must be maintained.

- Materials with the potential to contaminate stormwater must be: (1) placed in an enclosure such as, but not limited to, a cabinet, shed, or similar structure that prevent contact with runoff spillage to the stormwater conveyance system; or (2) protected by secondary containment structures such as berms, dikes, or curbs.
- The storage area must be paved and sufficiently impervious to contain leaks and spills.
- The storage area must have a roof or awning to minimize collection of stormwater within the secondary containment area.
- The owner(s) of the property will prepare and execute a covenant and agreement (Planning Department General form CP-6770) satisfactory to the Planning Department binding the owners to post construction maintenance on the structural BMPs in accordance with the Standard Urban Stormwater Mitigation Plan and or per manufacturer's instructions.

VIII c9. Projects Located within or Directly Adjacent to or Discharging Directly to an Environmentally Sensitive Area

- Environmental impacts in the form of increased pollutant runoff, may result from operation of this proposed project next to an environmentally sensitive area as defined by the Los Angeles County Department of Regional Planning, State Water Resources Control Board, and the California Department of Fish & Game. However, the potential impacts will be mitigated to a level of insignificance by incorporating stormwater pollution control measures. Ordinance No. 172,176 and Ordinance No. 173,494 specify Stormwater and Urban Runoff Pollution Control which requires the application of Best Management Practices (BMPs). Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. Applicants must meet the requirements of the Standard Urban Stormwater Mitigation Plan (SUSMP) approved by Los Angeles Regional Water Quality Control Board, including the following: (A copy of the SUSMP can be downloaded at: <http://www.swrcb.ca.gov/rwqcb4/>).
- Project applicants are required to implement stormwater BMPs to treat and infiltrate the runoff from a storm event producing 3/4 inch of rainfall in a 24 hour period. The design of structural BMPs shall be in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard is required.
- Post development peak stormwater runoff discharge rates shall not exceed the estimated pre-development rate for developments where the increase peak stormwater discharge rate will result in increased potential for downstream erosion.
- Concentrate or cluster development on portions of a site while leaving the remaining land in a natural undisturbed condition.
- Limit clearing and grading of native vegetation at the project site to the minimum needed to build lots, allow access, and provide fire protection.
- Maximize trees and other vegetation at each site by planting additional vegetation, clustering tree areas, and promoting the use of native and/or drought tolerant plants.
- Promote natural vegetation by using parking lot islands and other landscaped areas.
- Preserve riparian areas and wetlands.
- The owner(s) of the property will prepare and execute a covenant and agreement (Planning Department General form CP-6770) satisfactory to the Planning Department binding the owners to post construction maintenance on the structural BMPs in accordance with the Standard Urban Stormwater Mitigation Plan and or per manufacturer's instructions.

XIII a. 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 level of insignificance 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.

XIII c1. Public Services (Schools)

- Environmental impacts may result from project implementation due to the location of the project in an area with insufficient school capacity. However, the potential impact will be mitigated to a level of insignificance by the following measure:

- The applicant shall pay school fees to the Los Angeles Unified School District to offset the impact of additional student enrollment at schools serving the project area.

XIII e. Public Services (Street Improvements Not Required By DOT)

- Environmental impacts may result from project implementation due to the deterioration of street quality from increased traffic generation. However, the potential impact will be mitigated to a level of insignificance by the following measure:
- The project shall comply with the Bureau of Engineering's requirements for street dedications and improvements that will reduce traffic impacts in direct portion to those caused by the proposed project's implementation.

XV d. 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 level of insignificance by the following measure:
- 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 d. Utilities (Local or Regional Water Supplies)

- Environmental impacts may result from project implementation due to the cumulative increase in demand on the City's water supplies. However, this potential impact will be mitigated to a level of insignificance by the following measures:
- Unless otherwise prohibited, dual-flush water closets (maximum 1.28 gpf) and no-flush or waterless urinals shall be utilized in all restrooms as appropriate. In the case such installations are not permitted, high-efficiency toilets (maximum 1.28 gpf) and high-efficiency urinals (maximum 0.5 gpf) may be utilized. Rebates may be offered through the Los Angeles Department of Water and Power to offset portions of the costs of these installations.
- The project shall comply with Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance (e.g. use drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray, set automatic sprinkler systems to irrigate during the early morning or evening hours to minimize water loss due to evaporation, and water less in the cooler months and during the rainy season).
- If conditions dictate, the Department of Water and Power may postpone new water connections for this project until water supply capacity is adequate.
- **(All New Residential, Condominium Conversions, and Adaptive Reuse)**
Unless otherwise required, and to the satisfaction of the Department of Building and Safety, the applicant shall:
 - a. Install a demand (tankless or instantaneous) water heater system sufficient to serve the anticipated needs of the dwelling(s).
 - b. Install no more than one showerhead per shower stall, having a flow rate no greater than 2.0 gallons per minute.
 - c. Install and utilize only high-efficiency clothes washers (water factor of 6.0 or less) in the project, if proposed to be provided in either individual units and/or in a common laundry room(s). If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance. Rebates may be offered through the Los Angeles Department of Water and Power to offset portions of the costs of these installations.
 - d. Install and utilize only high-efficiency Energy Star-rated dishwashers in the project, if proposed to be provided. If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.

- **(Landscaping)**

In addition to the requirements of the Landscape Ordinance, the landscape plan shall incorporate the following:

- a. Weather-based irrigation controller with rain shutoff;
- b. Matched precipitation (flow) rates for sprinkler heads;
- c. Drip/microspray/subsurface irrigation where appropriate;
- d. Minimum irrigation system distribution uniformity of 75 percent;
- e. Proper hydro-zoning, turf minimization and use of native/drought tolerant plan materials; and
- f. Use of landscape contouring to minimize precipitation runoff.
- g. A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for irrigated landscape areas totaling 5,000 sf. and greater, to the satisfaction of the Department of Building and Safety.

XVI f. Utilities (Solid Waste)

- Environmental impacts may result from project implementation due to the creation of additional solid waste. However, this potential impact will be mitigated to a level of insignificance by the following measure:
- Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. These bins shall be emptied and recycled accordingly as a part of the project's regular solid waste disposal program.

XVII b. Cumulative Impacts

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

XVII d. End

- The conditions outlined in this proposed mitigated negative declaration which are not already required by law shall be required as condition(s) of approval by the decision-making body except as noted on the face page of this document.
- Therefore, it is concluded that no significant impacts are apparent which might result from this project's implementation.

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

LEAD CITY AGENCY: LOS ANGELES CITY PLANNING DEPARTMENT		COUNCIL DISTRICT: CD 1 - ED P. REYES	DATE: 04/11/2008
RESPONSIBLE AGENCIES: LOS ANGELES CITY PLANNING DEPARTMENT			
ENVIRONMENTAL CASE: ENV-2007-1704-MND		RELATED CASES: PS-1413	
PREVIOUS ACTIONS CASE NO.:		<input type="checkbox"/> Does have significant changes from previous actions. <input checked="" type="checkbox"/> Does NOT have significant changes from previous actions.	
PROJECT DESCRIPTION: PRIVATE STREET - COMBINE 14 LOTS INTO 5 BUILDING SITES.			
ENV PROJECT DESCRIPTION: PRIVATE STREET APPROVAL TO COMBINE 14 LOTS MEASURING 34,701 SQUARE-FEET INTO FIVE BUILDING SITES FOR THE CONSTRUCTION OF FIVE SINGLE-FAMILY DWELLINGS PROVIDING A TOTAL OF 10 PARKING SPACES WITHIN THE R1-1 ZONE. HAUL ROUTE FOR THE REMOVAL OF APPROXIMATELY 2,080 CUBIC YARDS OF DIRT. REMOVAL OF TREES.			
ENVIRONMENTAL SETTINGS: THE PROJECT SITE IS A SLOPING WITH 5% HAVING LESS THAN 10% SLOPE, 10% HAVING A 10-15% SLOPE, AND 85% HAVING OVER A 15% SLOPE, IRREGULAR-SHAPED, UNDEVELOPED LAND ON A 0.80 ACRE SITE WITH A FRONTAGE OF 50 FEET ON THE EAST SIDE OF LATROBE STREET. WITHIN THE NORTHEAST LOS ANGELES COMMUNITY PLAN AREA. BOTH A SOILS/GEOLOGY REPORT APPROVAL LETTER ATTACHED. THE SITE IS LOCATED WITHIN A VERY HIGH FIRE HAZARD SEVERITY ZONE, GRADING HILLSIDE, AND KNOWN FAULT ZONE LOCATED 3.42 (KM). THE SUBJECT SITE IS ADJACENT TO SINGLE-FAMILY DWELLINGS LOCATED WESTERLY BETWEEN THE SITE AND LATROBE STREET, ACROSS LATROBE STREET, AND SOUTHERLY IN THE R1-1 ZONE. ERNEST E. DEBS REGIONAL PARK ADJACENT TO THE SITE LOCATED NORTHERLY AND EASTERLY IN THE OS-1XL ZONE.			
PROJECT LOCATION: 3938 NORTH LATROBE STREET; NORTHEAST LOS ANGELES			
COMMUNITY PLAN AREA: NORTHEAST LOS ANGELES STATUS: <input checked="" type="checkbox"/> Does Conform to Plan <input type="checkbox"/> Does NOT Conform to Plan		AREA PLANNING COMMISSION: EAST LOS ANGELES	CERTIFIED NEIGHBORHOOD COUNCIL: ARROYO SECO
EXISTING ZONING: R1-1		MAX. DENSITY/INTENSITY ALLOWED BY ZONING:	LA River Adjacent: NO
GENERAL PLAN LAND USE: OPEN SPACE		MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION:	
		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) 978-1356

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 Section XVII, "Earlier Analysis," cross referenced).
5. Earlier analysis must 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 whichever 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"/> AGRICULTURAL RESOURCES <input checked="" type="checkbox"/> AIR QUALITY <input checked="" type="checkbox"/> BIOLOGICAL RESOURCES <input type="checkbox"/> CULTURAL RESOURCES <input checked="" type="checkbox"/> GEOLOGY AND SOILS	<input checked="" type="checkbox"/> HAZARDS AND HAZARDOUS MATERIALS <input checked="" 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/CIRCULATION <input checked="" type="checkbox"/> UTILITIES <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: Latrobe Street, LLC	PHONE NUMBER: (626) 797-8678
APPLICANT ADDRESS: 1560 Homewood Drive Altadena, CA 91001	
AGENCY REQUIRING CHECKLIST: DEPARTMENT OF CITY PLANNING	DATE SUBMITTED: 04/04/2007
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, OR OTHER LOCALLY RECOGNIZED DESIRABLE AESTHETIC NATURAL FEATURE WITHIN A CITY-DESIGNATED 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. AGRICULTURAL RESOURCES				
a.	CONVERT PRIME FARMLAND, UNIQUE FARMLAND, OR FARMLAND OF STATEWIDE IMPORTANCE, AS SHOWN ON THE MAPS PREPARED PURSUANT TO THE FARMLAND MAPPING AND MONITORING PROGRAM OF THE CALIFORNIA RESOURCES AGENCY, TO NON-AGRICULTURAL USE?			✓
b.	CONFLICT THE EXISTING ZONING FOR AGRICULTURAL USE, OR A WILLIAMSON ACT CONTRACT?			✓
c.	INVOLVE OTHER CHANGES IN THE EXISTING ENVIRONMENT WHICH, DUE TO THEIR LOCATION OR NATURE, COULD RESULT IN CONVERSION OF FARMLAND, TO NON-AGRICULTURAL USE?			✓
III. AIR QUALITY				
a.	CONFLICT WITH OR OBSTRUCT IMPLEMENTATION OF THE SCAQMD OR CONGESTION MANAGEMENT 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 AIR BASIN IS NON-ATTAINMENT (OZONE, CARBON MONOXIDE, & PM 10) UNDER AN APPLICABLE FEDERAL OR STATE AMBIENT AIR QUALITY STANDARD?		✓	
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 MODIFICATION, ON ANY SPECIES IDENTIFIED AS A CANDIDATE, SENSITIVE, OR SPECIAL STATUS SPECIES IN LOCAL OR REGIONAL PLANS, POLICIES, OR REGULATIONS 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 THE CITY OR REGIONAL PLANS, POLICIES, REGULATIONS BY THE CALIFORNIA DEPARTMENT OF FISH AND GAME 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?		✓	

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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e.	CONFLICT WITH ANY LOCAL POLICIES OR ORDINANCES PROTECTING BIOLOGICAL RESOURCES, SUCH AS TREE PRESERVATION POLICY OR ORDINANCE (E.G., OAK TREES OR CALIFORNIA WALNUT WOODLANDS)?		✓		
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

a.	CAUSE A SUBSTANTIAL ADVERSE CHANGE IN SIGNIFICANCE OF A HISTORICAL RESOURCE AS DEFINED IN STATE CEQA 15064.5?				✓
b.	CAUSE A SUBSTANTIAL ADVERSE CHANGE IN SIGNIFICANCE OF AN ARCHAEOLOGICAL RESOURCE PURSUANT TO STATE CEQA 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.	EXPOSURE OF 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.	EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING : STRONG SEISMIC GROUND SHAKING?		✓		
c.	EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING : SEISMIC-RELATED GROUND FAILURE, INCLUDING LIQUEFACTION?				✓
d.	EXPOSURE OF 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 POTENTIAL 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. 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?				✓

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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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 THE PEOPLE RESIDING OR WORKING IN THE 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?	✓		

VIII. HYDROLOGY AND WATER QUALITY

a.	VIOLATE ANY WATER QUALITY STANDARDS OR WASTE DISCHARGE REQUIREMENTS?		✓	
b.	SUBSTANTIALLY DEplete GROUNDWATER SUPPLIES OR INTERFERE 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 PRE-EXISTING NEARBY WELLS WOULD DROP TO A LEVEL WHICH WOULD NOT SUPPORT EXISTING LAND USES OR PLANNED LAND 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 AN 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 PLAIN AS MAPPED ON FEDERAL FLOOD HAZARD BOUNDARY OR FLOOD INSURANCE RATE MAP OR OTHER FLOOD HAZARD DELINEATION MAP?			✓
h.	PLACE WITHIN A 100-YEAR FLOOD PLAIN 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?			✓

IX. LAND USE AND PLANNING

a.	PHYSICALLY DIVIDE AN ESTABLISHED COMMUNITY?			✓
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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 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, 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?				✓

X. 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?				✓

XI. NOISE

a.	EXPOSURE OF PERSONS TO OR GENERATION OF NOISE IN LEVEL IN EXCESS OF STANDARDS ESTABLISHED IN THE LOCAL GENERAL PLAN OR NOISE ORDINANCE, OR APPLICABLE STANDARDS OF OTHER AGENCIES?			✓	
b.	EXPOSURE OF PEOPLE 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?				✓

XII. 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?				✓

XIII. PUBLIC SERVICES

a.	FIRE PROTECTION?		✓		
b.	POLICE PROTECTION?			✓	
c.	SCHOOLS?		✓		
d.	PARKS?			✓	
e.	OTHER GOVERNMENTAL SERVICES (INCLUDING ROADS)?		✓		

XIV. RECREATION

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

XV. TRANSPORTATION/CIRCULATION

a.	CAUSE AN INCREASE IN TRAFFIC WHICH IS SUBSTANTIAL IN RELATION TO THE EXISTING TRAFFIC LOAD AND CAPACITY OF THE STREET SYSTEM (I.E., RESULT IN A SUBSTANTIAL INCREASE IN EITHER THE NUMBER OF VEHICLE TRIPS, THE VOLUME TO RATIO CAPACITY ON ROADS, OR CONGESTION AT INTERSECTIONS)?		✓	
b.	EXCEED, EITHER INDIVIDUALLY OR CUMULATIVELY, A LEVEL OF SERVICE STANDARD 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 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.	RESULT IN INADEQUATE PARKING CAPACITY?			✓
g.	CONFLICT WITH ADOPTED POLICIES, PLANS, OR PROGRAMS SUPPORTING ALTERNATIVE TRANSPORTATION (E.G., BUS TURNOUTS, BICYCLE RACKS)?			✓

XVI. UTILITIES

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 STORMWATER 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 RESOURCE, 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 PROJECTS PROJECTED DEMAND IN ADDITION TO THE PROVIDERS			✓
f.	BE SERVED BY A LANDFILL WITH SUFFICIENT PERMITTED CAPACITY TO ACCOMMODATE THE PROJECTS SOLID WASTE DISPOSAL NEEDS?	✓		
g.	COMPLY WITH FEDERAL, STATE, AND LOCAL STATUTES AND REGULATIONS RELATED TO SOLID WASTE?			✓

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

a.	DOES THE PROJECT 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, REDUCE THE NUMBER OR RESTRICT THE RANGE OF A RARE OR ENDANGERED PLANT OR ANIMAL OR ELIMINATE IMPORTANT EXAMPLES OF THE		✓	
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Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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	MAJOR PERIODS OF CALIFORNIA HISTORY OR PREHISTORY?			
b.	DOES THE PROJECT HAVE IMPACTS WHICH ARE INDIVIDUALLY LIMITED, BUT CUMULATIVELY CONSIDERABLE? (CUMULATIVELY CONSIDERABLE MEANS THAT THE INCREMENTAL EFFECTS OF AN INDIVIDUAL 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 CAUSE SUBSTANTIAL ADVERSE EFFECTS ON HUMAN BEINGS, EITHER DIRECTLY OR INDIRECTLY?			✓

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-2007-1704-MND** and the associated case(s), **PS-1413**. Finally, based on the fact that these impacts can be feasibly mitigated to less than significant, and based on the findings and thresholds for Mandatory Findings of Significance as described in the California Environmental Quality Act, section 15065, the overall project impact(s) on the environment (after mitigation) **will not:**

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

ADDITIONAL INFORMATION:

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

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

PREPARED BY:	TITLE:	TELEPHONE NO.:	DATE:
ANITA BIZZELL	CITY PLANNING ASSISTANT	(213) 978-1356	04/15/2008

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

I. AESTHETICS			
a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE SUBJECT SITE IS LOCATED WITHIN A HILLSIDE AREA WITHIN THE BEL AIR - BEVERLY CREST COMMUNITY PLAN ARE AND IS KNOWN TO HAVE MANY LOCATIONS WHERE SIGNIFICANT HILLSIDE FEATURES EXIST REQUIRING ADDITIONAL MITIGATION MEASURES TO REDUCE POTENTIAL IMPACTS ASSOCIATED WITH THIS CATEGORY TO A LESS THAN SIGNIFICANT LEVEL.	I b1
b.	NO IMPACT	THE PROJECT SITE IS NOT LOCATED WITHIN A DESIGNATED SCENIC HIGHWAY CORRIDOR.	
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	MEASURES WILL BE INCORPORATED TO ENSURE THE EXISTING VISUAL CHARACTER OF THE SITE IS NOT SUBSTANTIALLY DEGRADED	I b2 REFER TO MITIGATION MEASURE VIB
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	POTENTIAL LIGHTING IMPACTS CREATED BY THE PROJECT SHALL BE MITIGATED AS REFERENCED.	I c1
II. AGRICULTURAL RESOURCES			
a.	NO IMPACT	THE SITE IS ZONED FOR MINIMUM RESIDENTIAL USE AND DOES NOT CONTAIN FARMLAND OF ANY TYPE. NO IMPACT WILL RESULT.	
b.	NO IMPACT	THE SITE IS ZONED FOR MINIMUM RESIDENTIAL USE AND DOES NOT CONTAIN FARMLAND OF ANY TYPE. NO IMPACT WILL RESULT.	
c.	NO IMPACT	THE DEVELOPMENT OF THE SITE WOULD HAVE NO IMPACT ON OFFSITE AGRICULTURAL USES.	
III. AIR QUALITY			
a.	NO IMPACT	THE DEVELOPMENT OF THIS PROJECT WILL NOT CONFLICT WITH OR OBSTRUCT IMPLEMENTATION OF EITHER PLAN.	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	OBSERVATION OF CONSTRUCTION MITIGATION VI B MITIGATES ANY POTENTIAL AND TEMPORARY CONSTRUCTION IMPACTS TO A LEVEL OF LESS THAN SIGNIFICANT.	PLEASE SEE CONSTRUCTION MITIGATION VI B

Impact?	Explanation	Mitigation Measures	
c.	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.	PLEASE SEE CONSTRUCTION MITIGATION VI B
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE CONSTRUCTION OF THE PROJECT HAS THE POTENTIAL TO TEMPORARILY CAUSE AIR QUALITY IMPACT TO SENSITIVE RECEPTORS ON THE SUBJECT SITE AND IN THE ADJACENT RESIDENTIAL USES, THOUGH IMPLEMENTATION OF CONSTRUCTION MITIGATION MEASURES WILL REDUCE IMPACTS TO BELOW LEVELS OF SIGNIFICANCE.	III d1 PLEASE REFER TO MM VI B
e.	NO IMPACT	NO OBJECTIONABLE ODORS ARE ANTICIPATED TO RESULT FROM THIS RESIDENTIAL PROJECT.	

IV. BIOLOGICAL RESOURCES

a.	LESS THAN SIGNIFICANT IMPACT	THE PROJECT WILL BE REVIEWED BY THE STATE OF CALIFORNIA DEPT. OF FISH AND GAME AND U.S. FISH, WILDLIFE SERVICE AND AGENCIES HAVING JURISDICTION TO ENSURE THAT APPLICABLE SPECIES ARE NOT SUBSTANTIALLY ADVERSELY IMPACTED.	
b.	LESS THAN SIGNIFICANT IMPACT	THE PROJECT WILL BE REVIEWED BY THE STATE OF CALIFORNIA DEPT. OF FISH AND GAME AND U.S. FISH, WILDLIFE SERVICE AND AGENCIES HAVING JURISDICTION TO ENSURE THAT ALL ITEMS SUBJECT TO THEIR REVIEW RELATED TO POTENTIAL IMPACTS ARE FULLY ADDRESSED.	
c.	NO IMPACT	THE SITE DOES NOT CONTAIN WETLANDS. NO IMPACT WOULD RESULT.	
d.	LESS THAN SIGNIFICANT IMPACT	THE PROJECT WILL BE REVIEWED BY THE STATE OF CALIFORNIA DEPT. OF FISH AND GAME AND U.S. FISH, WILDLIFE SERVICE AND AGENCIES HAVING JURISDICTION TO VERIFY THAT ANY POTENTIAL WILDLIFE CORRIDORS ARE NOT SUBSTANTIALLY IMPACTED WITHOUT MITIGATION.	

Impact?	Explanation	Mitigation Measures
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e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	TREES WILL BE REMOVED. THE REFERENCED MITIGATION MEASURES SHALL APPLY TO REDUCE ANY POTENTIAL IMPACTS TO A LESS THAN SIGNIFICANT LEVEL.	IV e, IV f, IV g
f.	NO IMPACT	NO IMPACTS ANTICIPATED TO ANY OF THE PLANS INDICATED.	

V. CULTURAL RESOURCES

a.	NO IMPACT	THE SITE DOES NOT INVOLVE AN IDENTIFIED HISTORICAL RESOURCE.	
b.	LESS THAN SIGNIFICANT IMPACT	THE APPLICANT SHALL ABIDE BY CURRENT LAW IF AN ARCHAEOLOGICAL RESOURCE IS DISCOVERED DURING CONSTRUCTION.	
c.	LESS THAN SIGNIFICANT IMPACT	THE APPLICANT SHALL ABIDE BY CURRENT LAW IF A PALEONTOLOGICAL RESOURCE IS DISCOVERED DURING CONSTRUCTION.	
d.	NO IMPACT	NO HUMAN REMAINS ARE ANTICIPATED TO EXIST AT THIS SITE.	

VI. GEOLOGY AND SOILS

a.	LESS THAN SIGNIFICANT IMPACT	THE SITE IS NOT LOCATED IN AN ALQUIST-PRIOLO ZONE. THE PROJECT IS LOCATED IN THE SOUTHERN CALIFORNIA REGION, WHICH IS CROSSED BY NUMEROUS KNOWN FAULTS; HOWEVER, THE IMPACT IS LESS THAN SIGNIFICANT THROUGH COMPLIANCE WITH MEASURE VI aii.	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE SITE IS LOCATED 0.88 FROM THE NEAREST KNOWN FAULT ZONE AND THE REFERENCED MITIGATION MEASURES SHALL BE APPLIED TO THE PROJECT AND THE CONSTRUCTION OF THE SINGLE-FAMILY DWELLINGS TO LOWER THE IMPACTS TO LESS THAN SIGNIFICANT LEVEL.	VI aii
c.	NO IMPACT	THE SITE IS NOT IDENTIFIED AS BEING LOCATED IN A LIQUEFACTION ZONE AND NO IMPACT EXIST.	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE SITE IS LOCATED WITHIN A LANDSLIDE AREA AND POTENTIAL IMPACTS SHALL BE ADDRESSED BY REFERENCED MITIGATION MEASURES.	VI c2

Impact?	Explanation	Mitigation Measures	
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	CONSTRUCTION AND GRADING ACTIVITY ON THIS HILLSIDE LOT MAY IMPACT NEARBY RESIDENTS. THE PROJECT INCLUDES THE REMOVAL OF APPROXIMATELY 2,080 CUBIC YARDS OF DIRT.	VI b, VI b1, VI e
f.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE SITE IS LOCATED WITHIN A LANDSLIDE AREA WITH POTENTIAL IMPACTS TO BE ADDRESSED BY REFERENCED MITIGATION MEASURES.	VI c2
g.	NO IMPACT	THE SITE DOES NOT CONTAIN EXPANSIVE SOILS. NO IMPACT WOULD RESULT.	
h.	NO IMPACT	NO SEPTIC TANKS ARE PROPOSED AS PART OF THIS PROJECT AND NO IMPACT WOULD RESULT.	

VII. HAZARDS AND HAZARDOUS MATERIALS

a.	NO IMPACT	NO HAZARDOUS MATERIALS ARE PROPOSED TO BE ROUTINELY TRANSPORTED, USED, OR DISPOSED OF AS PART OF THIS PROJECT.	
b.	NO IMPACT	THE SITE IS NOT KNOWN TO HAVE ANY NATURALLY OR MAN MADE SIGNIFICANT FEATURES THAT COULD RESULT IN HAZARDOUS MATERIALS BEING RELEASED INTO THE ENVIRONMENTAL - NO IMPACT.	
c.	NO IMPACT	THE PROJECT IS NOT LOCATED NEAR A SCHOOL. NO IMPACT WOULD RESULT.	
d.	NO IMPACT	THE SITE IS NOT LOCATED ON A LIST OF HAZARDOUS MATERIALS SITES. NO IMPACT WOULD RESULT.	
e.	NO IMPACT	THE SITE IS NOT LOCATED WITHIN AN AIRPORT LAND USE PLAN. NO IMPACT WOULD RESULT.	
f.	NO IMPACT	THE SITE IS NOT LOCATED NEAR A PRIVATE AIRSTRIP. NO IMPACT WOULD RESULT.	
g.	NO IMPACT	THE PROPOSED DEVELOPMENT IS PERMITTED IN THE ZONE AND DOES NOT SEEM TO IMPAIR THE IMPLEMENTATION OF OR INTERFERE WITH AN EMERGENCY RESPONSE OR EVACUATION PLAN. NO IMPACT WOULD RESULT.	
h.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE SITE IS WITHIN A VERY HIGH FIRE HAZARD SEVERITY ZONE AND MITIGATION MEASURES SHALL BE ADMINISTERED TO LOWER POTENTIAL IMPACTS TO LESS THAN SIGNIFICANT.	PLEASE REFER TO MM XIII A

Impact?	Explanation	Mitigation Measures
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VIII. HYDROLOGY AND WATER QUALITY

a.	LESS THAN SIGNIFICANT IMPACT	THE PROPOSED PROJECT IS NOT ANTICIPATED TO VIOLATE ANY WATER QUALITY OR WASTE DISCHARGE REQUIREMENTS.	
b.	NO IMPACT	THE PROPOSED PROJECT SHOULD NOT CAUSE THE DEPLETION OF GROUNDWATER SUPPLIES OR THE INTERFERENCE OF GROUNDWATER RECHARGE. THE PROJECT WILL CONTINUE TO BE SUPPLIED WITH WATER BY THE LA DWP.	
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (CRWQCB) HAS IMPOSED WASTE DISCHARGE REQUIREMENTS UPON THE CITY OF LOS ANGELES RESULTING IN THE RECOMMENDATION THAT APPLICANTS CONTACT AND COORDINATE WITH THE DEPARTMENT OF PUBLIC WORKS, BUREAU OF SANITATION, WATERSHED DIVISION, SUSMP* PLAN REVIEW SECTION AT (213) 482-7066 OR (213) 485-0576, PRIOR TO SUBMITTING AN APPLICATION TO THE CITY PLANNING DEPARTMENT. THE DESIGN OF A PROJECT MAY REQUIRE ALTERATIONS IN ORDER TO INCORPORATE SUSMP REQUIREMENTS.	VIII c1
d.	LESS THAN SIGNIFICANT IMPACT	THE PROJECT WILL ADD IMPERVIOUS SURFACES IN A HILLSIDE AREA, THOUGH THE INCREASE WOULD NOT BE SIGNIFICANT. ADDITIONALLY, IMPLIMENTATION OF MITIGATION VII.C1 WOULD FURTHER REDUCE POTENTIAL IMPACTS TO OFF-SITE RUN OFF.	
e.	LESS THAN SIGNIFICANT IMPACT	THE PROJECT WILL ADD IMPERVIOUS SURFACES IN A HILLSIDE AREA, THOUGH THE INCREASE WOULD NOT BE SIGNIFICANT. ADDITIONALLY, IMPLIMENTATION OF MITIGATION VII.C1 WOULD FURTHER REDUCE IMPACTS TO THE STORM WATER DRAINAGE SYSTEM.	
f.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE SITE IS LOCATED NEXT TO ERNEST E. DEBS PARK. IN ORDER TO MITIGATE AGAINST SUBSTANTIALLY DEGRADING WATER QUALITY AS A RESULT OF COMPLETING THIS PROJECT, THE REFERENCED MITIGATION MEASURES SHALL BE	VIII c1, VIII c9

Impact?	Explanation	Mitigation Measures
	IMPOSED TO LOWER THE POTENTIAL IMPACTS TO LESS THAN SIGNIFICANT.	
g.	NO IMPACT THE SITE IS NOT LOCATED IN A 100-YEAR FLOOD ZONE. NO IMPACT WOULD RESULT.	
h.	NO IMPACT THE SITE IS NOT LOCATED IN A 100-YEAR FLOOD ZONE. NO IMPACT WOULD RESULT.	
i.	NO IMPACT THE SITE IS NOT LOCATED IN A POTENTIAL DAM INUNDATION ZONE. NO IMPACT WOULD RESULT.	
j.	NO IMPACT THE SITE IS NOT LOCATED WITHIN AN INUNDATION ZONE FOR SEICHES, TSUNAMIS, OR MUDLFOW. NO IMPACT WOULD RESULT.	

IX. LAND USE AND PLANNING

a.	NO IMPACT	THE PROPOSED RESIDENTIAL PROJECT WILL NOT DIVIDE AN ESTABLISHED COMMUNITY. NO IMPACT WOULD RESULT.	
b.	NO IMPACT	THE PROPOSED PROJECT WILL CREATE A PRIVATE STREET AND NEW SINGLE-FAMILY RESIDENTS AND IS COMPATIBLE WITH THE RE40-1 ZONE AND THE LAMC -- NO IMPACTS WILL RESULT.	
c.	NO IMPACT	THE PROPOSED RESIDENTIAL PROJECT SEEMS COMPATIBLE WITH THE APPLICABLE CONSERVATION OR NATURAL COMMUNITY CONSERVATION PLANS AND NO IMPACTS ARE ANTICIPATED.	

X. MINERAL RESOURCES

a.	NO IMPACT	THE SITE IS NOT LOCATED IN A KNOWN AREA OF MINERAL RESOURCES. NO IMPACT IS EXPECTED TO RESULT.	
b.	NO IMPACT	THE SITE IS NOT LOCATED IN A KNOWN AREA OF MINERAL RESOURCES. NO IMPACT IS EXPECTED TO RESULT.	

XI. NOISE

a.	LESS THAN SIGNIFICANT IMPACT	THE PROJECT CONSTRUCTION WILL BE TYPICAL OF ADJACENT SINGLE-FAMILY STRUCTURES IN THE VICINITY OF THE PROJECT SITE AND IS NOT ANTICIPATED TO RESULT IN EXCESSIVE NOISE LEVELS. ADDITIONALLY, DURING CONSTRUCTION OF THE PROJECT, THE APPLICANT WILL BE REQUIRED TO COMPLY WITH THE CITY'S NOISE	
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Impact?	Explanation	Mitigation Measures
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	ORDINANCE AND THE ATTACHED CONSTRUCTION NOISE MITIGATION MEASURES IN VI B TO REDUCE THE IMPACT TO A LESS THAN SIGNIFICANT LEVEL.	
b. LESS THAN SIGNIFICANT IMPACT	THE PROJECT CONSTRUCTION WILL BE TYPICAL OF ADJACENT SINGLE-FAMILY STRUCTURES IN THE VICINITY OF THE PROJECT SITE AND IS NOT ANTICIPATED TO RESULT IN EXCESSIVE GROUND BORNE VIBRATION OR NOISE LEVELS.	
c. NO IMPACT	THE PROJECT PROPOSES THE ESTABLISHMENT OF A PRIVATE TO ALLOW ACCESS TO SINGLE-FAMILY DEVELOPMENT ON THIS SITE AND WILL NOT CONTRIBUTE A PERMANENT INCREASE IN NOISE LEVELS IN THE PROJECT VICINITY, THEREFORE NO IMPACT.	
d. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	OBSERVATION OF CONSTRUCTION MITIGATION VI B MITIGATES ANY POTENTIAL AND TEMPORARY CONSTRUCTION NOISE IMPACTS TO A LEVEL OF LESS THAN SIGNIFICANT.	PLEASE SEE CONSTRUCTION MITIGATION VI B
e. NO IMPACT	THE PROJECT IS NOT LOCATED WITHIN AN EXISTING OR PROPOSED AIRPORT LAND USE PLAN, AS SUCH IT IS NOT ANTICIPATED TO HAVE A NOISE IMPACT.	
f. NO IMPACT	THE PROJECT IS NOT LOCATED WITHIN A PRIVATE AIRSTRIP, AS SUCH IT IS NOT ANTICIPATED TO HAVE A NOISE IMPACT.	

XII. POPULATION AND HOUSING

a. LESS THAN SIGNIFICANT IMPACT	THE PROJECT PROPOSES A PRIVATE STREET AND CREATION OF FIVE SINGLE-FAMILY DWELLING.	
b. NO IMPACT	THE PROJECT PROPOSES A PRIVATE STREET AND CREATION OF 5 SINGLE-FAMILY DWELLINGS AND NO IMPACTS EXIST RELATED TO THIS CATEGORY.	
c. NO IMPACT	THE PROJECT PROPOSES A PRIVATE STREET AND CREATION OF 5 SINGLE-FAMILY DWELLINGS AND NO IMPACTS EXIST RELATED TO THIS CATEGORY.	

XIII. PUBLIC SERVICES

Impact?	Explanation	Mitigation Measures	
a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	AS MENTIONED ABOVE, THE SITE IS WITHIN A VERY HIGH FIRE HAZARD SEVERITY ZONE AND MITIGATION MEASURES SHALL BE ADMINISTERED TO LOWER POTENTIAL IMPACTS TO A LESS THAN SIGNIFICANT LEVEL.	XIII a
b.	LESS THAN SIGNIFICANT IMPACT	THE IMPACTS TO POLICE RESPONSE TIMES AND SIMILAR MATTERS ARE LESS THAN SIGNIFICANT.	
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE PROPOSED PROJECT WILL RESULT IN THE ADDITION OF NEW SINGLE FAMILY DWELLINGS INCREASING THE DEMAND FOR SCHOOL SERVICE.	XIII c1
d.	LESS THAN SIGNIFICANT IMPACT	MATTERS RELATED TO AN INCREASE IN THE USE OF PARKS IS CONSIDERED LESS THAN SIGNIFICANT.	
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	STREET DEDICATION MAY BE REQUIRED TO COMPLY WITH LOCAL STREET STANDARDS.	XIII e

XIV. RECREATION

a.	LESS THAN SIGNIFICANT IMPACT	MATTERS RELATED TO AN INCREASE IN THE USE OF PARKS IS CONSIDERED LESS THAN SIGNIFICANT.	
b.	NO IMPACT	THE CONSTRUCTION OF THE PROPOSED RESIDENTIAL DWELLING WILL NOT RESULT IN THE CONSTRUCTION OR EXPANSION OF RECREATIONAL FACILITIES.	

XV. TRANSPORTATION/CIRCULATION

a.	LESS THAN SIGNIFICANT IMPACT	THE CREATION OF NEW SINGLE-FAMILY DWELLINGS AT THIS LOCATION IS LESS THAN SIGNIFICANT.	
b.	LESS THAN SIGNIFICANT IMPACT	THE PROJECT WOULD NOT SUBSTANTIALLY INCREASE THE LEVEL OF SERVICE ON THE SURROUNDING STREETS. LESS THAN SIGNIFICANT IMPACT.	
c.	NO IMPACT	NO CHANGE IN AIR TRAFFIC PATTERNS WILL RESULT FROM THE PROPOSED RESIDENTIAL PROJECT.	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	MITIGATION MEASURES HAVE BEEN IMPOSED TO REDUCE IMPACT TO A LESS THAN SIGNIFICANT LEVEL.	XV d
e.	LESS THAN SIGNIFICANT IMPACT	MATTERS RELATED TO INADEQUATE EMERGENCY ACCESS ARE CONSIDERED LESS THAN SIGNIFICANT	

Impact?	Explanation	Mitigation Measures
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f.	NO IMPACT	MATTERS RELATED TO INADEQUATE PARKING CAPACITY IS CONSIDERED AT A LEVEL OF NO IMPACT	
g.	NO IMPACT	THE PROJECT IS NOT LOCATED IN, OR ANTICIPATED TO CONFLICT WITH, ANY ADOPTED POLICIES OR PLANS SUPPORTING ALTERNATIVE TRANSPORTATION. NO IMPACT WOULD RESULT.	

XVI. UTILITIES

a.	LESS THAN SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT IMPACT BASED UPON THE ESTIMATED OUTPUT OF GALLONS OF WASTE WATER PER DAY IN CONJUNCTION WITH THE CITY OF LOS ANGELES' CURRENT CAPACITY.	
b.	LESS THAN SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT IMPACT BASED UPON THE ESTIMATED OUTPUT OF THE PROPOSED SITE IN CONJUNCTION WITH THE CITY OF LOS ANGELES' CURRENT CAPACITY.	
c.	NO IMPACT	THE PROJECT WILL NOT REQUIRE THE CONSTRUCTION OR EXPANSION OF EXISTING STORMWATER DRAINAGE FACILITIES. NO IMPACT.	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	PROJECT LANDSCAPING AND THE DEVELOPMENT OF NEW DWELLINGS WILL INCREASE THE DEMAND ON EXISTING WATER RESOURCES.	XVI d
e.	NO IMPACT	THE ESTIMATED OUTPUT OF THE PROPOSED SITE WILL NOT BE SUBSTANTIAL TO IMPACT THE CITY OF LOS ANGELES' CURRENT CAPACITY.	
f.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE PROJECT WILL RESULT IN THE GENERATION OF ADDITIONAL SOLID WASTE.	XVI f
g.	NO IMPACT	THE PROJECT IS REQUIRED TO IMPLEMENT A WASTE RECYCLING PROGRAM (MEASURE XIV f) AND WILL NOT RESULT IN THE GENERATION OF WASTE PRODUCTS THAT REQUIRE SPECIALIZED DISPOSAL CONSIDERATION.	

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

a.	LESS THAN SIGNIFICANT IMPACT	THE PROJECT WILL NOT HAVE POTENTIAL TO NEGATIVELY AFFECT THESE CATEGORIES WITH APPLICATION OF THE ABOVE-REFERENCED MITIGATION MEASURES.	
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Impact?	Explanation	Mitigation Measures	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<p>THE CUMULATIVE IMPACTS ASSOCIATED WITH THE PROPOSED PROJECT WILL RESULT IN A LESS THAN SIGNIFICANT IMPACT WITH THE INCORPORATION OF THE ATTACHED MITIGATION MEASURES.</p>	XVII b
c.	LESS THAN SIGNIFICANT IMPACT	<p>AFTER IMPLEMENTATION OF ATTACHED MITIGATION MEASURES, THE PROJECT DOES NOT HAVE ANY SIGNIFICANT, DIRECT, OR INDIRECT IMPACTS ON HUMAN BEINGS.</p>	