



Sean Rogan
Executive Director

COMMUNITY DEVELOPMENT COMMISSION
of the County of Los Angeles

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Hilda L. Solis
Mark Ridley-Thomas
Sheila Kuehl
Janice Hahn
Kathryn Barger
Commissioners

June 20, 2017

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

The Honorable Board of Commissioners
Community Development Commission
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

1-D June 20, 2017

LORI GLASGOW
EXECUTIVE OFFICER

Dear Supervisors/Commissioners:

APPROVAL OF FUNDING AND ENVIRONMENTAL DOCUMENTATION FOR FOUR MULTIFAMILY AFFORDABLE HOUSING DEVELOPMENTS LOCATED IN THE CITY OF LOS ANGELES AND THE UNINCORPORATED COMMUNITY OF EAST LOS ANGELES (DISTRICT 1) (3 VOTE)

SUBJECT

This letter recommends that your Board approve loans totaling up to \$8,943,700 to fund the development of four affordable multifamily rental housing developments. The allocations recommended in this action are for four of the 14 projects that are recommended for funding as a result of the Notice of Funding Availability (NOFA) for Affordable Multifamily Rental Housing, Round 22 issued by the Community Development Commission (Commission).

IT IS RECOMMENDED THAT THE BOARD:

1. Acting as lead agency pursuant to the California Environmental Quality Act (CEQA), find that the Whittier Place Phase II Affordable Housing Project is exempt from CEQA for the reasons stated in this letter and the record of the project.

IT IS RECOMMENDED THAT THE BOARD OF COMMISSIONERS OF THE COMMUNITY

DEVELOPMENT COMMISSION:

1. Acting as a responsible agency pursuant to the California Environmental Quality Act (CEQA), certify that the Commission has considered the attached Initial Study/Mitigated Negative Declaration (IS/MND) for the Hartford Villa Apartments project, which was prepared by the City of Los Angeles as lead agency; find that the mitigation measures identified in the IS/MND for this project are adequate to avoid or reduce potential impacts below significant levels; and find that this project will not cause a significant impact on the environment.
2. Acting as a responsible agency pursuant to CEQA, certify that the Commission has considered the attached exemption determination for the Whittier and Downey Southeast and Whittier and Downey Northwest projects, which was prepared by the County of Los Angeles Department of Regional Planning as lead agency; and find that these projects will not cause a significant impact on the environment.
3. Acting as a responsible agency pursuant to CEQA, certify that the Commission has considered the attached exemption determination for the Whittier Place Phase II Affordable Housing project, which was prepared by the County of Los Angeles Department of Regional Planning as lead agency; and find that this project will not cause a significant impact on the environment.
4. Approve loans to the recommended developers identified in Attachment A, using up to a total of \$8,943,700 in Affordable Housing Trust Funds, comprised of County Affordable Housing Funds and HOME Investment Partnerships Program (HOME) funds, for four affordable housing developments.
5. Authorize the Executive Director, or his designee, to negotiate, execute, and if necessary, amend, reduce, or terminate the loan agreements with the recommended developers identified in Attachment A, or their Commission-approved designees, and all related documents, including but not limited to documents to subordinate the loans to construction and permanent financing, and any intergovernmental, interagency, or inter-creditor agreements necessary for the implementation of each development, following approval as to form by County Counsel.
6. Authorize the Executive Director, or his designee, to incorporate, as needed, up to \$6,443,700 in County Affordable Housing Funds and \$2,500,000 in HOME funds into the Commission's approved Fiscal Year 2017-2018 budget, for the purposes described herein.
7. Authorize the Executive Director, or his designee, to increase the loan amounts identified in Exhibit A by a maximum of 10% each for unforeseen project costs, and to incorporate an aggregate amount up to \$894,370 into the Commission's Fiscal Year budgets, as needed.
8. Authorize the Executive Director to reallocate Commission funding set aside for affordable housing at the time of project funding, as needed and within each project's approved funding limit, in line with project needs, and within the requirements for each funding source.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

As a result of NOFA Round 22, a total of 14 projects will be recommended for funding. Six projects were approved by your Board on February 14, 2017, and four projects are being recommended to your Board for approval at this time. The remaining four projects are awaiting local approvals.

The four projects seeking approval through this action are multifamily affordable housing

developments that will provide a total of 248 new housing units, of which 156 units will be set aside for homeless households, 70 units for general low-income families, 18 units for homeless veterans, and four units for onsite managers.

Approval is requested to ensure that the housing development projects can meet the June 28, 2017 deadline for submitting Low Income Housing Tax Credit applications to the California Tax Credit Allocation Committee. The Commission will return to your Board at a later date with separate actions to recommend funding for the remaining projects utilizing the balance of NOFA Round 22 funding.

FISCAL IMPACT/FINANCING

The recommended loans to the developers identified in Attachment A will provide a total amount of up to \$8,943,700 in Affordable Housing Trust Funds. This total, comprised of \$6,443,700 in County Affordable Housing funds and \$2,500,000 in HOME funds, will be incorporated into the Commission's approved Fiscal Year 2017-2018 budget on an as-needed basis and included in future Fiscal Year budgets accordingly.

Because of the volatility in the construction industry involving both material and labor costs, the Commission requests authority to increase loan amounts by a maximum of 10% for each project, as needed, and to incorporate the funds into the Commission's approved Fiscal Year budgets, as needed.

The loan and contingency amounts are identified in Attachment A.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

On September 13, 2016, a total of \$37,900,000 in Affordable Housing Trust Funds was made available for NOFA Round 22. Of this total, \$37,000,000 was available for affordable housing construction activities, consisting of \$32,000,000 in County Affordable Housing Funds, \$4,000,000 in HOME funds, and \$1,000,000 in Homeless Bonus Funds allocated by the First Supervisorial District. Homeless Prevention Initiative-Homeless Service Funds, in an amount of \$900,000, were offered as a Youth Demonstration Project grant to fund enhanced supportive services for Transition Age Youth.

A total of 14 projects were selected through NOFA 22, and your Board approved funding for the first six of these on February 14, 2017. Four projects are being recommended for approval at this time. The Commission will return to your Board at a later date with separate actions to recommend awards for the remaining projects utilizing the balance of NOFA Round 22 funding.

The loan agreements and related documents will incorporate affordability restrictions, target assisted populations, and contain provisions requiring the developers to comply with all applicable federal, state, and local laws. Each loan will be evidenced by a promissory note and secured by a deed of trust, with the term of affordability enforced by a recorded regulatory agreement. Approval of these projects will leverage approximately \$99 million in additional external funding sources, which is more than 11 times the amount of NOFA 22 funds invested.

The loan agreements and related documents for these projects will reflect the respective Homeless set asides and indicate that the assisted units will be affordable to households earning no more than 30% of the median income for the Los Angeles-Long Beach Metropolitan Statistical Area, adjusted for family size, as established by the U.S. Department of Housing and Urban Development. The

loan agreements will require that the affordable housing units be set aside for a period of 55 years. Subject to various underwriting requirements, the developers may be required by the Commission or other lenders to create a single asset entity to designate ownership of the project. These “designees” will be Commission-approved single asset entities created by the developers prior to execution of the loan agreement and all related loan documents.

This letter also recommends that the Executive Director have the authority to reallocate funds set aside for affordable housing development at the time of project funding to better align project funds with available resources. Any reallocation of funds will be made within each project’s approved funding limit, in line with project needs, and within the requirements for each funding source.

ENVIRONMENTAL DOCUMENTATION

The proposed projects identified in Attachment A have been reviewed by the Commission pursuant to the requirements of CEQA.

The Whittier Place Phase II Affordable Housing project was determined exempt from the requirements of CEQA by the County of Los Angeles Department of Regional Planning in accordance with CEQA Guidelines Section 15194. The Commission’s consideration of the determination satisfies the requirements of CEQA.

The Whittier and Downey Southeast and Whittier and Downey Northwest projects were determined exempt from the requirements of CEQA by the County of Los Angeles Department of Regional Planning in accordance with CEQA Statute Section 21155. The Commission’s consideration of this determination satisfies the requirements of CEQA.

As a responsible agency, and in accordance with the requirements of CEQA, the Commission reviewed the IS/MND prepared by the City of Los Angeles for the Hartford Villa Apartments project and determined that this project will not have a significant adverse impact on the environment. The Commission’s consideration of the IS/MND and filing of the Notice of Determination satisfy the State CEQA Guidelines as stated in Article 7, Section 15096.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The requested actions will increase the supply of Special Needs and affordable housing units in the County of Los Angeles.

The Honorable Board of Supervisors

6/20/2017

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Respectfully submitted,

A handwritten signature in black ink, appearing to read "Sean Rogan", followed by a horizontal line extending to the right.

SEAN ROGAN

Executive Director

SR:ml

Enclosures

**ATTACHMENT A
RECOMMENDED FUNDING ALLOCATIONS**

| Sup. Dist. | Jurisdiction | Development/Applicant | Housing Type | Total Project Units | Recommended Funding | Recommended Contingency | Other Funding Resources | Total Development Cost |
|---------------|----------------------------|----------------------------------------------------------|--------------|---------------------|---------------------|-------------------------|-------------------------|------------------------|
| 1 | City of Los Angeles | Hartford Villa Apts./Single Room Occupancy Housing Corp. | Homeless | 101 | \$1,500,000 | \$150,000 | \$35,297,832 | \$36,797,832 |
| 1 | Unincorp. East Los Angeles | Whittier and Downey Southeast/Meta Housing Corp. | Homeless | 71 | \$2,524,675 | \$252,468 | \$32,602,848 | \$35,127,523 |
| 1 | Unincorp. East Los Angeles | Whittier and Downey Northwest/Meta Housing Corp. | Homeless | 42 | \$2,419,025 | \$241,903 | \$17,555,343 | \$19,974,368 |
| 1 | Unincorp. East Los Angeles | Whittier Place Phase II/East LA Community Corp. | Homeless | 34 | \$2,500,000 | \$250,000 | \$13,376,644 | \$15,876,644 |
| Totals | | | | 248 | \$8,943,700 | \$894,370 | \$98,832,667 | \$107,776,367 |

ATTACHMENT B – ENVIRONMENTAL DOCUMENTATION

**WHITTIER AND DOWNEY NORTHWEST AND SOUTHEAST (WHITTIER AND
DOWNEY I AND II)**

Notice of Exemption

To:

Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

County Clerk
County of: Los Angeles, Business Filings
12400 E. Imperial Hwy., #1201
Norwalk, CA 90650

From:

Public Agency: LA County Regional Planning
320 W. Temple Street, 13th Floor
Los Angeles, CA 90012

ORIGINAL FILED

JUN 02 2017

Project Title: Downey I & Downey II Mixed Use Affordable Housing Project

LOS ANGELES COUNTY CLERK

Project Applicant: META Housing Corporation

Project Location - Specific:

4161 & 4169 Whittier Blvd (northwest corner of Whittier Blvd & Downey Rd), East Los Angeles, CA
4200-4224 Whittier Blvd (southeast corner of Whittier Blvd & Downey Rd), East Los Angeles, CA

Project Location - City: unincorporated Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

The applicant requests to develop two mixed use buildings (known as Downey I and Downey I) with 100 percent affordable housing units, totaling 113 apartment units, located on the northwest and southeast corners of the Whittier Boulevard and Downey Road intersection in the unincorporated community of East Los Angeles. [SEE ATTACHMENT]

Name of Public Agency Approving Project: Los Angeles County Department of Regional Planning

Name of Person or Agency Carrying Out Project: META Housing Corporation

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: _____
- Statutory Exemption. State code number: _____
- Exemptions for Agricultural Housing, Affordable Housing, and Residential Infill Projects. State type and section number: Sustainable Communities Project Exemption, PRC Sec.21155.1

Reasons why project is exempt:

Regional Planning Commission declared the proposed Project as a transit priority project exempt from CEQA under the Sustainable Communities Project Exemption because the proposed developments meet all of the requirements in subdivisions (a), (b), and one requirement of subdivision (c) of the PRC Sec.21155.1 [SEE ATTACHMENT]

Lead Agency Contact Person: Jolee Hui Area Code/Telephone/Extension: (213)974-6435

If filed by applicant:

- 1. Attach certified document of exemption finding.
- 2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: [Signature] Date: 6/1/2017 Title: Regional Planning Assistant II

- Signed by Lead Agency
- Signed by Applicant

Date Received for filing at OPR: _____

SUSTAINABLE COMMUNITIES EXEMPTION CHECKLIST RESPONSES

| | |
|-----------------------------------------|------------------------------------------------------------------------------------------------------|
| Project Title: | DOWNEY I and DOWNEY II |
| Lead Agency Name and Address: | County of Los Angeles Department of Regional Planning 320 W. Temple Street, Los Angeles, CA 90012 |
| Contact Person and Phone Number: | Jolee Hui jhui@planning.lacounty.gov (213)974-6435 |
| Project Location: | 4161 and 4169, 4200 to 4224 Whittier Boulevard in the unincorporated community of East Los Angeles |
| Project sponsor's name: | META Housing Corporation |
| General Plan Designation: | East Los Angeles Community Plan, CC- Community Commercial and MD-Medium Density Residential |
| Zoning: | R-3 (Limited Density Multiple Residence) Zone and C-3 Zone (General Commercial) |

Description of project:

The applicant, META Housing Corporation, requests to develop two mixed use buildings (known as Downey I and Downey II) with 100 percent affordable housing units, totaling 113 apartment units, located on the northwest and southeast corners of the Whittier Boulevard and Downey Road intersection in the unincorporated community of East Los Angeles. Downey I consists of a three-story building with 42 units, ground-floor retail and parking, and Downey II consists of a four-story building with 71 units, ground-floor commercial retail, and subterranean parking.

Surrounding land uses and setting:

Surrounding properties within a 500-foot radius of Downey I are developed as follows:

- North: Two-family residences, multi-family residences, single-family residences
- South: Neighborhood commercial retail businesses (e.g., florist, auto repair shop, market), two-family residences, and multi-family residences
- East: New Calvary Cemetery
- West: Neighborhood commercial retail businesses (e.g., head stone business, discount store, ice cream shop) and multi-family residences

Surrounding properties within a 500-foot radius of Downey II are developed as follows:

- North: New Calvary Cemetery, unoccupied commercial properties
- South: Single-family residences, two-family residences, and multi-family residences.
- East: Retail commercial business (e.g., florist shop), public library
- West: Neighborhood commercial retail businesses (e.g., auto repair shop, florist, market), two-family residences, single-family residences, and multi-family residences.
-

Background:

In 2008, the California Legislature and Governor Schwarzenegger enacted Senate Bill (SB) 375. This landmark bill coordinates land use and transportation planning to reduce greenhouse gas emissions from cars and light trucks. Senate Bill 375 amends CEQA to add Chapter 4.2 Implementation of the Sustainable Communities Strategy, which allows for CEQA exemption for certain projects, as well as reduced CEQA analysis. A full CEQA exemption is provided for a special class of Transit Priority Project (TPP) determined to be a Sustainable Communities Project (SCP) (California Resources Code Section 21155.1(a)). The following outlines the thresholds that qualify a project as a TPP.

As defined by PRC Section 21155(a) and (b), a project must meet the following requirements to qualify as a Transit Priority Project:

- 1. The project is consistent with the land use designation, density, zoning, building intensity, and applicable policies in an approved sustainable community strategies (SCS) or alternative planning strategy (APS). Yes No**

Consistency with SCS or APS:

For the Los Angeles County, Southern California Association of Governments (SCAG) updates the Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS) every four years to ensure that the state target for greenhouse gas emission reduction is achieved at the regional level. The County collaborates with SCAG and provides input throughout the development of RTP/SCS to ensure consistency in goals, policies, and implementation. Therefore, transit priority projects in the unincorporated areas are consistent with the sustainable communities strategy.

Consistency with land use designations and density:

The proposed projects are consistent with the East Los Angeles Community Plan, General Plan policies of the Land Use Element, Mobility Element, and Housing Element. The projects would comply with applicable development standards set by the R-3 Zone, C-3 and East Los Angeles Community Standard District and meet the requirements of the Density Bonus Ordinance. The southern portion of Downey I and the northern portion of Downey II are located within the CC (Community Commercial) land use category of the East Los Angeles Community Plan. The northern portion of Downey I and the southern portion of Downey II are located within the MD (Medium Density Residential) of the East Los Angeles Community Plan. The split in land use categories corresponds to the split between the R-3 Zone and C-3 Zone.

Both Downey I and Downey II apartment buildings are consistent with the land use policies of the East Los Angeles Community Plan and General Plan Housing Element. Small commercial spaces, community room, and office use are proposed on the ground floor of the buildings and on the parcels designated within the CC land use category. Apartment units are proposed on the upper two floors above the ground floor for Downey I and on four floors including the ground floor for Downey II, which is consistent with the intended use for Medium Density Residential. With an approved conditional use permit, the proposed residential use on the parcels designated within the CC land use categories would be consistent with the intended use of the underlying land use category

The MD land use category is intended for areas suited for apartments and other multi-family housing and has a maximum permitted density of 30 dwelling units per net acre. The CC land use category is intended for areas with mostly small businesses in centers or along strips and does not have a specified maximum permitted density for residential use. Since the CC land use category does not identify a maximum permitted density for residential uses, the maximum permitted density for the parcels designated within the CC category was based on the prevailing residential land use category of the surrounding neighborhood within a 500-foot radius, which is the MD land use category or 30 dwellings units per net acre.

Under the MD land use category, the applicant would be permitted by right up to 20 units on the 0.69-acre Downey I property and 43 units for 1.45-acre Downey II property. The applicant is requesting a 110 percent density bonus for 22 additional units (or residential density of 61 du/ac) for Downey I and a 65 percent density bonus for 28 additional units (or residential density of 49 du/ac) for Downey II. All

dwelling units, except for one manager's unit, for the proposed Downey I and Downey II are 100 percent affordable. The units will be restricted to very-low income or low income groups, earning 50 percent of the area median income ("AMI") or 80 percent of the AMI, respectively. The density bonus requests are consistent with the provisions of Chapter 22.56, Part 18 of the Zoning Code and the County's adopted General Plan Housing Element, which allows for administrative housing permits to grant density bonus of more than 50 percent as an off-menu incentive for qualified affordable housing projects.

The following policies of the East Los Angeles Community Plan are applicable to the proposed Downey I and Downey II projects:

Physical Environment Goals:

- To meet housing demand, both present and future, especially for low- and moderate-income families.
- To encourage high standards of development and improve the aesthetic qualities of the community.

Housing Policies:

- Encourage the construction of publicly assisted housing for special needs groups such as the handicapped, low and moderate income households, and senior citizens. Developments at lower densities (including single family detached and twin houses) should be encouraged for families while somewhat higher densities including townhouses and apartments should be encouraged to meet the needs of senior citizens. Notification of the surrounding residents and property owners shall be an integral part of the planning process to foster neighborhood review and application.

Downey I and Downey II are infill housing projects to provide a total of 113 new affordable units (minus two units allocated for on-site property managers) for the low income group, very-low income group, and/or special needs households with incomes below 80 percent AMI. Over 10 percent of the affordable units will be designed to accommodate individuals with needs for auditory/visual features or mobility features.

The two project sites are currently unoccupied with dilapidated structures and enclosed by chain-link fences. The two proposed mixed use buildings would fill in the spatial void along Whittier Boulevard and Downey Road. The proposed projects would bring raised planters, aluminum glazed window storefronts, landscaping, and neighborhood commercial uses to serve the nearby residents. These features would vastly improve the current occupied state of these corner properties.

The following policies of the General Plan are applicable:

Housing Element

- *Housing Element Goal 1A: Wide range of housing types in sufficient supply to meet the needs of current and future residents, particularly for persons with special needs, including but not limited to low income households, seniors, persons with disabilities, large households, single-parent households, the homeless and at risk of homelessness, and farmworkers.*
- *Housing Element Policy 1.1: Make available through land use planning and zoning an adequate inventory of vacant and underutilized sites to accommodate the County's Regional Housing Needs Assessment (RHNA) allocation.*
- *Housing Element Policy 1.3: Coordinate with the private sector in the development of housing for low and moderate income households and those with special needs. Where appropriate, promote such development through incentives.*
- *Housing Element Policy 2.1: Support the development of housing for low and moderate income households and those with special needs near employment and transit.*
- *Housing Element Policy 2.2: Encourage mixed-use developments along major commercial and transportation corridors.*

- *Housing Element, Goal 3. A housing supply that ranges broadly in housing costs to enable all households, regardless of income, to secure adequate housing.*
- *Housing Element, Policy 4.1: Provide financial assistance and ensure that necessary supportive services are provided to assist low- and moderate-income households and those with special needs to attain and maintain affordable and adequate housing.*
- *Housing Element Policy 8.1: Support the distribution of affordable housing, shelters, and transitional housing in geographically diverse locations throughout the unincorporated areas, where appropriate support services and facilities are available in close proximity.*

As previously mentioned, Downey I and Downey II would provide 100 percent affordable housing that will be restricted to low income, very-low income, or individuals with special needs from the County's health services programs. The project sites have remained unoccupied since the last commercial tenants closed in 2013. Development of these underutilized parcels into housing would help meet the County's Regional Housing Needs Assessment allocation. Downey I offers studio units, one-bedroom units, and two-bedroom units. In addition to one-bedroom units and two-bedroom units, Downey II also consists of three-bedroom units to accommodate larger households. The proposed projects would provide amenities such as community room, gym, open courtyards and support services such as the availability of on-site case managers. The ground-floor commercial spaces would add to the existing neighborhood businesses.

Whittier Boulevard is also highly-served by transit and highly-traveled commercial corridor. There are numerous shops and facilities within walking distance of the sites including a public library, restaurants, markets, a bakery, a hospital, and florists. Los Angeles Metro buses run regularly on Whittier Boulevard. A bus stop is conveniently located in front of Downey II on the southeast corner of Whittier Boulevard and Downey Road intersection.

Land Use Element

- *General Plan, Policy LU 4.3: Encourage transit-oriented development in urban and suburban areas with the appropriate residential density along transit corridors and within station areas.*
- *General Plan, Policy LU 4.4: Encourage mixed use development along major commercial corridors in urban and suburban areas.*
- *General Plan, Goal LU 5: Vibrant, livable and healthy communities with a mix of land uses, services and amenities.*
- *General Plan, Policy LU 5.3: Support a mix of land uses that promote bicycling and walking, and reduce Vehicle Miles Traveled (VMTs).*
- *General Plan, Policy LU 10.4: Promote environmentally-sensitive and sustainable design. LEED and possibly Energy Star Homes sustainable design elements will reduce the project's environmental impact.*

Mobility Element

- *General Plan, Policy M 1.1: Provide for the accommodation of all users, including pedestrians, motorists, bicyclists, equestrians, users of public transit, seniors, children, and persons with disabilities when requiring or planning for new, or retrofitting existing, transportation corridors/networks whenever appropriate and feasible.*
- *General Plan, Policy M 5.1: Facilitate transit-oriented land uses and pedestrian-oriented design, particularly in the first-last mile connections to transit, to encourage transit ridership.*

Downey I and Downey II are two infill sites that replace 11 under-utilized parcels with much-needed housing along Whittier Boulevard, which is a major transportation and commercial corridor in the East Los Angeles community. The project sites are located within commuting distance of regional employment centers due to their proximity to multiple freeways and public transportation routes. The project sites are within a quarter mile of the Interstate 5, a half mile of the Interstate 710, and a three-quarters mile of State Route 60. There are two bus stops within a short walking distance of Downey I and Downey II. The two bus stops are serviced by the following bus lines:

- LA Metro 18 runs east-west spanning west to Wilshire Center to east to Montebello via Downtown Los Angeles, Boyle Heights and East Los Angeles.
- LA Metro Rapid 720 runs east-west spanning west to Santa Monica and east to Commerce via Westwood, Beverly Hills, Koreatown, Downtown Los Angeles and East Los Angeles.
- Los Department of Transportation Community DASH Boyle Heights runs northwest-southeast spanning northwest to LAC+USC Medical Center and southeast to East Los Angeles.
- County of Los Angeles Transit Services El Sol Shuttle Service runs from Union Pacific to Salazar Park.

A LA Metro 18 bus stop is located immediately in front of Downey II. The second bus stop is located two blocks west of the Downey I and Downey II on Herbert Avenue and Whittier Boulevard. This bus stop is utilized by the LA Metro 720 Rapid Line and LADOT Community DASH Boyle Heights line. Both bus stops serve the community within a 15-minute interval service time, making transit convenient. Although the two LA Metro Rail Gold line stations, Indiana Station and Maravilla Station, are located over one mile away from the project sites, they are accessible by LA Metro or DASH buses. Thus, the project sites are identified as being the ideal location for new development that combines housing and services near high-quality transit.

Furthermore, Downey I and Downey II will strive for Gold certification under Leadership in Energy and Environmental Design and incorporate environmental sensitive designs. Some potential design features may include but not limited to the following reduction overall irrigation water demand by at least 20 percent, drought-tolerant landscaping, low-flow fixtures, use of Energy-Star labeled appliances, installation of bike racks and electric-vehicle charging stations to encourage alternative fuel and alternative mode of transportation. Whittier Boulevard and Downey Road are also identified in the County's 2012 Bicycle Master Plan for a proposed a Class III Bike Path.

Consistency with zoning and building intensity:

As previously noted, the project sites are split between two zones, C-3 Zone and R-3 Zone. The southern portion of the proposed Downey I's mixed-use building and the northern portion of the proposed Downey II's mixed-use building would be located in the C-3 Zone. The northern portion of the proposed Downey I and the southern portion of the proposed Downey II would be located in the R-3 Zone.

Apartment houses in the R-3 Zone are permitted by right but are permitted by CUP in the C-3 Zone. Thus, the proposed multi-family residential units and the associated residential amenities located in the C-3 Zone require a CUP. Furthermore, mixed-use developments and commercial retail use are not permitted in the R-3 Zone. For this reason, all ground-floor commercial retail spaces are proposed entirely within the C-3 Zone of the project sites. Although the R-3 Zone does not allow commercial retail use, the proposed commercial parking spaces within the R-3 Zone is permitted by Director's review per Section 22.20.280.

Downey I and Downey II are qualified affordable housing projects with 100 percent affordable housing set-asides for very-low and low-income groups and are eligible for three incentives pursuant to Section 22.52.1840 of the County Code (Density Bonus Ordinance). The applicant is requesting the following incentives and modifications to the development standards through the administrative housing permit process:

- Density Bonus Exceeding 50 Percent (Off-Menu Incentive)
The applicant requests an additional 22 affordable units or 110 percent density bonus for Downey I. The permitted units would increase from 20 to 42 affordable housing units for the low or very-low income households and special needs groups.

The applicant also requests an additional 28 affordable units or 65 percent density bonus for Downey II. The permitted units would increase from 43 units to 71 affordable housing units for the low or very-low income households and special needs groups.

- **Increased Height (Off-Menu Incentives)**

The East Los Angeles CSD requires a building or structure not to exceed 40 feet, except for devices or apparatus essential to industrial processes or communications related to public health and safety may be permitted up to 50 feet in height. The R-3 Zone has a maximum permitted height of 35 feet. To modify this height limit for Downey I, the applicant requests a height increase from 40 feet to 44 feet above grade in the C-3 Zone. The height of the Downey I structure in the R-3 Zone generally does not exceed 35 feet. The roofline of this structure in the R-3 Zone is well under 35 feet except for the mechanical equipment screening wall that may extend up to 36 feet above grade.

A large portion of the Downey I structure would not exceed 35 feet above grade in the R-3 Zone and 40 feet above grade in the C-3 Zone except for the staircase towers and parapet walls which may extend up to 44 feet above grade. The building structure is also setback 20 feet from the south property line where it is adjacent to single-family and two-family residential uses.

The applicant also requests an increase in the maximum permitted height of the proposed Downey II structure from 35 feet above grade to 57 feet above grade in the R-3 Zone and an increase in the maximum permitted height of 40 feet above grade to 53 feet above grade in the C-3 Zone. This height increase is mainly attributed to the staircase tower structure on the south side of the building, located approximately 65 feet away from the nearest residential structure. Most of the Downey II building structure that faces the one-story residences on the south side does not exceed 44 feet above grade. A 20-foot setback is proposed between the southern edge of the structure and the southern property line that is adjacent to the one-story residential structures.

- **Compact Parking (Off-Menu Incentive)**

The applicant requests that eight compact parking spaces (26%) out of 31 total spaces be allowed for Downey I and 16 compact spaces (or 17%) out of 92 spaces be allowed for Downey II without a parking permit. Section 22.56.900 and Section 22.52.1082 generally allow up to 40 percent of the required parking spaces to be compact parking in apartment house and also requires a parking permit to establish these spaces. These compact spaces allow for the project meet applicable parking requirements and include additional accessible parking spaces and clean air vehicle spaces.

Yards/Setbacks

The C-3 Zone does not have any required yard setbacks. Only the R-3 Zone portions of the project sites are subject to the setback requirements. The front yards of both Downey I and Downey II are located in the C-3 Zone; thus, no front yard is required. The R-3 Zone requires the following yard setbacks: five feet on corner side yard, seven and one-half feet on reversed corner side yard, and 15 feet on rear yard. For the portions of the Downey I project site located in the R-3 Zone, the setbacks are provided as follows: 20 feet for west side yard, 15 feet for east side yard, and 20 feet for rear yard. For the portions of the Downey II project site located in the R-3 Zone, the setbacks are provided as follows: 28 feet on the west side yard, 29 feet on the east side yard and 20 feet on the rear yard.

Lot Coverage/Landscaping

The CC land use category has a maximum 90 percent lot coverage requirement. The C-3 Zone further requires that buildings can only occupy 90 percent of the net area and a minimum of 10 percent of the net area must be landscaped with lawn, shrubbery, flowers, and/or trees, which shall be continuously maintained in good condition. Pursuant to Section 22.28.220, the building footprint for Downey I is calculated at 66 percent and the proposed project provides 5,940 square feet of landscaping or nearly 20 percent of landscaping. For Downey II, the building footprint would be 73 percent of the project site. Landscaping is 13,500 square feet or 21 percent on the ground level and an additional 4,250 square feet of landscaping is provided on the upper floors. The provided landscaping for both project sites exceeds this requirement.

Other development standards

In addition to the applicable development standards discussed above, the portion of the buildings in the C-3 Zone meet the development standards in the East Los Angeles Community Standard District (CSD) related building frontage, wall openings/windows, main building entrance requirements, façade height articulation requirements, roof requirements, wall surface requirements, service area and mechanical requirement requirements, and walls/fences.

2. **The project contains at least 50% residential use, based on total building square footage and, if the project contains between 26 – 50% nonresidential uses, a floor area ratio of not less than 0.75.** Yes No

Downey I has 1,161 square feet of commercial retail and 35,839 square feet of residential use, which is 97 percent residential. Downey II only has 3,208 square feet of commercial retail space out of the 96,640 square feet of floor area. The remaining area is dedicated residential-related uses. Both Downey I and Downey I have a FAR greater than 1.0.

3. **The project provides a minimum net density of at least 20 dwelling units per acre.**
 Yes No

With a requested density bonus, Downey I would have a residential density of 61 dwelling units per acre and Downey II would have a residential density of 49 dwelling units per acre.

4. **The project is located within ½ mile of a major transit stop (e.g. rail station, ferry terminal served by either a bus or rail transit service, or intersection of two or more major bus routes with service intervals of 15 minutes or less during peak commute hours) or a high-quality transit corridor (i.e. a corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours).** Yes No

The project sites are located within the High-Quality Transit Area (HQTAs) and High-Quality Transit Corridor (HQTC) in the SCAG's RTP 2012-2035. Two Los Angeles Metro bus lines, Metro Rapid Line 720 and Metro Line 18, services the project site with greater frequencies than 15-minute service interval during peak hours. During peak hours, Metro Rapid Line 720 has service intervals of 7 to 10 minutes.

5. **All parcels within the project have no more than 25% of their area farther than ½ mile from the stop or corridor.** Yes No

All parcels for the proposed projects are within ½ mile of a major transit stop or HQTC.

6. **No more than 10% of the residential units or 100 units, whichever is less, in the project are farther than ½ mile from the stop or corridor.** Yes No

The proposed projects are compact developments that have all units within ½ mile of the major transit stop and HQTC.

Pursuant to California Public Resources Code (PRC) §21155.1, a transit priority project that meets the following criteria is declared to be a sustainable communities project that is exempt from CEQA:

ENVIRONMENTAL CRITERIA

1. **The project and other approved projects not yet built can be adequately served by existing utilities, and the applicant has paid, or has committed to pay, all applicable in-lieu or development fees.** Yes No

The applicant has received Will-Serve letters from the California Water Company – East Los Angeles District for both Downey I and Downey II.

2. **The project site does not contain wetlands or riparian areas and does not have significant value as a wildlife habitat.** Yes No

The project sites is located in an urbanized area defined by CEQA and was developed for urban uses prior to 1928. The surrounding area is also highly developed with commercial and residential uses. Review of the National Wetland Inventory provided by the U.S. Fish and Wildlife Service (USFWS) also identified no wetlands or riparian areas within the project sites.

The project does not harm any species protected by the federal Endangered Species Act, the Native Plant Protection Act, or the California Endangered Species Act.

Yes No

Relevant literature, maps, databases, agency websites and aerial imagery were obtained from public domain sources to assess the occurrence potential of the protected species. These sources include: California Natural Diversity Database (CNDDDB) provided by the California Department of Fish and Wildlife, USFWS Critical Habitat data,

The project sites are identified as an urban area under CEQA and are currently unoccupied paved lots. Abandoned structures exist on the Downey II site but Downey I is an empty lot with vegetation such as weeds. They do not contain any suitable habitat for protected species and East Los Angeles is not area known for high-occurrences of the protected animal and plant species.

The project does not cause the destruction or removal of any species protected by a local ordinance in effect at the time the application for the project was deemed complete.

Yes No

The project sites are not identified within a conceptually mapped Significant Ecological Area, Environmentally Sensitive Habitat Area and Coastal Resources Areas, or any other areas

containing biological values designated by Coastal Development Plan, the Community Plan or General Plan by the County. No ordinance-sized oak trees are found within the project sites.

- 3. The project site is not included on any list of facilities and sites compiled pursuant to Section 65962.5 of the Government Code.** Yes No

Government Code Section 65962.5 requires the Department of Toxic Substances Control (DTSC), State Department of Health Services, State Water Resources Control Board, and local enforcement agency to compile and update as appropriate, at least annually, a "Cortese" List, and submit to the Secretary of Environmental Protection for consolidation and distribution. The Hazardous Waste and Substances Sites List is a planning document used by the State, local agencies and developers to comply with the California Environmental Quality Act requirements in providing information about the location of hazardous materials release sites. A review of the Hazardous Waste and Substances Site List –Site Cleanup database¹ showed no records on the project sites. There is also no public drinking wells within the project sites that may pose conflicts with the lists compiled by the State Department of Health Services. The project sites are not included in any Water Board's list of solid waste disposal sites, list of "active" orders where necessary actions have not yet been completed (known as Cease and Desist Orders (CDO) and Cleanup and Abatement Orders (CAO)), or active list of leaking underground storage tanks requiring further action or remedial action.

- 4. The project site is subject to a preliminary endangerment assessment prepared by a registered environmental assessor to determine the existence of any release of a hazardous substance on the site and to determine the potential for exposure of future occupants to significant health hazards from any nearby property or activity.**
 Yes No

A Preliminary Endangerment Assessment (PEA) was prepared by Partner Engineering and Science, Inc, dated May 10, 2017.

- (a) If a release of a hazardous substance is found to exist on the site, the release shall be removed, or any significant effects of the release shall be mitigated to a level of insignificance in compliance with state and federal requirements.**
 Yes No Not Applicable

According to the PEA, the observed drums and buried metal debris throughout the northern portions of the Downey I site may contain suspect asbestos-containing materials (ACMs) and lead-based paints (LBPs). The removal or demolition of existing structures likewise could potentially result in the release of hazardous building materials (e.g., asbestos, lead paint, etc.) into the environment if standard protocols are not followed. The proposed projects will be required to comply with the applicable regulations from state-level agencies such as DTSC, in conjunction with the OSHA and the USEPA, on the removal, abatement, and transport procedures for ACMs and LBPs. Release of asbestos from demolition or construction activities are prohibited by the state and local regulations. Demolition activities are permitted by the Department of Public Works Building and Safety Division and other regulatory agencies including the South Coast Air Quality Management District. Medical evaluation and monitoring is required for employees performing activities that could expose them to asbestos. Additionally, the regulations include warnings that must be heeded and practices that must be followed to reduce the risk for asbestos emissions and exposure. Finally, federal, state, and local agencies must be notified prior to the onset of demolition or construction activities with the potential to release asbestos. Standard protocols

¹ Accessed January 25, 2017. http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm

would be adopted to minimize the risk associated with the hazardous materials and wastes. Hazardous wastes will be properly disposed at licensed facilities, or recycled to minimize wastes requiring disposal in accordance with the Health and Safety Plan and Soil Management Plan.

Based on the findings of the subsurface investigation performed on the project sites, the only chemical of concern identified as a potential risk to on-site workers is arsenic, which was detected in two locations at depths of 1 foot below ground surface (bgs) at concentrations of 226 micrograms per kilogram (mg/kg) at the Downey I site and 93.4 mg/kg at the Downey II site, and cadmium was detected at a single location at the Downey I site at depth of six feet bgs at concentration of 6.4 mg/kg exceeding residential regional screening level (RSL) but below the commercial/industrial screening level. The background concentration of arsenic for Southern California is 12 mg/kg, which was established by a report entitled Determination for a Southern California Regional Background Arsenic Concentration in Soil and published by DTSC which used data from 19 school sites distributed throughout Los Angeles Unified School District.

The presence of arsenic detected in the two soil borings appear to be isolated pockets in the area with dimensions approximately 20 feet by 20 feet with a depth of no more than 3 feet bgs. Excavation and off-site removal of soils from these two areas shall be performance in accordance with a Soil Management Plan approved by the County Fire Department Health Hazardous Material Division prior to grading and developments at the two sites [See Condition of Approval #37]

Volatile organic compounds (VOCs) and tetrachloroethylene (PCE) were detected in low concentrations in the soil vapor samples collected at Downey I and II, but they do not pose significant health risk or hazards for the future residents.

Although several compounds were detected in the soil and soil vapor samples at the project sites throughout the course of the subsurface investigation, concentrations were below the recommended screening levels indicating the risks to the future residents and construction workers are acceptable. Arsenic is the sole exception that could potentially be considered a health risk because concentrations were detected at two locations above Southern California background concentration. Due to this potential health risk, the areas with elevated concentrations of arsenic will be delineated, and the removal of these soils will be performed in accordance with the SMP prior to the initiation of site grading and development. The arsenic remediation will be performed under the oversight of the County Fire Department Health Hazardous Materials Division Site Mitigation Unit and the requirements of a Health and Safety Plan as part of the SMP. Any potential environmental unknowns that may be encountered during grading activities would also be addressed in the SMP. These requirements are memorialized in the conditions of approval as part of the entitlement requests.

(b) If a potential for exposure to significant hazards from surrounding properties or activities is found to exist, the effects of the potential exposure shall be mitigated to a level of insignificance in compliance with state and federal requirements.

Yes No Not Applicable

There are no land uses from the surrounding properties that may pose potential and significant hazards. The project site is surrounded by predominately small retail businesses and residences, and a cemetery.

5. The project does not have a significant effect on historical resources pursuant to Section 21084.1. Yes No

The project sites are unoccupied lots formerly used by grave stone and concrete vault businesses. All former structures on the Downey I site has been demolished and removed. The remaining commercial structures associated with the former grave stone manufacturing business

on Downey II site are dilapidated and abandoned and the former operations do not have historical significance.

The sites do not contain any historical resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources or included in a local register of historical resources. According to the County's Historic Resources Sites Policy Map², there is no historic or cultural resource site within the vicinity of the project sites. The County of Los Angeles also does not consider the project sites to be a discretionary historical resource per Section 21084.1. Therefore, no significant effect on historical resources would result.

- 6. A) The project is not subject to a wildland fire hazard, unless the applicable general plan or zoning ordinance contains provisions to mitigate the risk of a wildland fire hazard.**
 Yes No

The project sites are not located in a Very High Fire Hazard Severity Zone mapped by the CALFIRE. The East Los Angeles is developed urban area not surrounded by wildland.

- B) The project site is not subject to an unusually high risk of fire or explosion from materials stored or used on nearby properties.** Yes No

There are no land uses from the surrounding properties that may pose unusually high risk or explosion from materials stored or used. The project site is surrounded by predominately small retail businesses and residences, and a cemetery.

- C) The project site is not subject to the risk of a public health exposure at a level that would exceed the standards established by any state or federal agency.** Yes No

The projects would be subject to applicable federal, state, and local programs, regulations, laws, standards, and policies including, but not limited to, the following: Resource Conservation and Recovery Act (RCRA); Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA); California Hazardous Waste Control Law; Occupational Safety and Health Administration (OSHA); South Coast Air Quality Management District; California Department of Forestry and Fire Protection (CAL-FIRE); Los Angeles County Fire Department Health Hazardous Material Division and the County of Los Angeles Department of Public Health.

- D) The project site is not within a delineated earthquake fault zone or a seismic hazard zone, unless the general plan or zoning ordinance contains provisions to mitigate the risk of an earthquake fault or seismic hazard zone.** Yes No

According to the California Geological Survey (CGS) Seismic Hazard Zone Maps, the project sites are not located in a seismic hazard zone or earthquake fault zone.

- E) The project site is not subject to landslide hazard, flood plain, flood way, or restriction zone, unless the general plan or zoning ordinance contains provisions to mitigate the risk of a landslide or flood.** Yes No

According to the California Geological Survey Alquist-Priolo maps, the project sites are not located within a landslide hazard zone. The project sites are also not delineated in a flood plain by Federal Emergency Management Agency Flood Insurance Rate Map (FIRM) or in a floodway or restricted in the zone for landslide or flood.

² PlaceWorks, 2014. Los Angeles County General Plan Programmatic EIR, FIGURE 5.5-1

7. **The project site is not located on developed open space.** Yes No

“Developed open space” means land that is 1) publicly owned, or financed in whole or in part by public funds, 2) generally open to, and available for use by, the public, and 3) predominantly lacking in structural development other than structures associated with open spaces, including playgrounds, swimming pools, ballfields, enclosed child play areas, and picnic facilities. It includes land that has been designated for acquisition by a public agency for developed open space, but does not include lands acquired with public funds dedicated to the acquisition of land for housing purposes.

The project sites are private properties not available for public use and lacks the structures generally associated with open spaces.

8. **Project buildings are 15% more energy efficient than required by Title 24 (California Building Standards Code) and the buildings and landscaping are designed to achieve 25% less water usage than the average household use in the region.** Yes No

The applicant is committed to make the project buildings 15% more energy efficient than Title 24 requirements, and the buildings and landscaping are designed to achieve 25% less water usage than the average household in the area. Downey I and Downey II will strive for Gold certification under Leadership in Energy and Environmental Design and incorporate environmental sensitive designs. Some potential design features may include but not limited to the following reduction in overall irrigation water demand by at least 20 percent, drought-tolerant landscaping, low-flow fixtures, use of Energy-Star labeled appliances, installation of bike racks and electric-vehicle charging stations to encourage alternative fuel and alternative mode of transportation.

LAND USE CRITERIA

1. **The project site is not more than eight acres in total area.** Yes No

Downey I site is 0.69 acre and Downey II site is 1.49 acre.

2. **The project does not contain more than 200 residential units.** Yes No

Downey I consists of 42 units and Downey II consists of 71 units, totaling 113 units.

3. **The project does not result in any net loss in the number of affordable housing units within the project area.** Yes No

The Downey I and Downey I sites have been developed for commercial/industrial businesses since 1928. The last business ceased operation in 2013.

4. **The project does not include any single level building that exceeds 75,000 square feet.** Yes No

The Downey I's building footprint is 19,995 square feet and Downey II's building footprint is 46,000 square feet.

5. **Any applicable mitigation measures or performance standards or criteria set forth in the prior environmental impact reports have been or will be incorporated into the project.**
 Yes No None

Over 6,000 cubic yards of grading is proposed for Downey II due to the proposed subterranean parking. According to the General Plan 2035 Environmental Impact Report, CULT-5 mitigation measure will be incorporated in to the project as a condition of approval to address potential cultural resources or archaeological resources encountered during grading activities. A qualified cultural resources or archaeologist will be retained by the applicant to monitor grading activities at Downey II.

6. **The project is determined not to conflict with nearby operating industrial uses.**
 Yes No

The project sites are immediately surrounded by either residential uses or commercial uses. There are no operating industrial uses within the vicinity of the project sites.

7. **The project is located within ½ mile of a rail transit station or a ferry terminal or within ¼ mile of a high-quality transit corridor included in a regional transportation plan.**
 Yes No

The project sites front a high-quality transit corridor. As previously mentioned, the project sites are located within a High-Quality Transit Corridor (HQTC) in the SCAG's RTP 2012-2035. Two Los Angeles Metro bus lines, Metro Rapid Line 720 and Metro Line 18, services the project site with greater frequencies than 15-minute service interval during peak hours. During peak hours, Metro Rapid Line 720 has service intervals of 7 to 10 minutes.

8. **The project meets at least one of the following three criteria:**

(a) The project meets both of the following:

- i) **At least 20% of the housing will be sold to families of moderate income, or not less than 10% of the housing will be rented to families of low income, or not less than 5% of the housing is rented to families of very low income.**
 Yes No

Downey I and Downey II are 100 percent affordable housing restricted to low-income or very low-income households.

- ii) **The project developer provides sufficient legal commitments to the appropriate local agency to ensure the continued availability and use of the housing units for very low, low-, and moderate-income households at monthly housing costs with an affordable housing cost or affordable rent, as defined in Section 50052.5 or 50053 of the Health and Safety Code, respectively, for the period required by the applicable financing. Rental units shall be affordable for at least 55 years. Ownership units shall be subject to resale restrictions or equity sharing requirements for at least 30 years.**
 Yes No

A covenant or agreement, acceptable to the County of Los Angeles Community Development Commission, shall be recorded with the county recorder to ensure continuing availability of housing set-aside units for 55 years [Condition of Approval #19].

(b) The project developer has paid or will pay in-lieu fees pursuant to a local ordinance in an amount sufficient to result in the development of an equivalent number of units that would otherwise be required pursuant to paragraph (a).

Yes No Not Applicable

The required covenant and agreement will include remedies for violations of the covenant, including, but not limited to monetary penalties [Condition of Approval #19].

(c) The project provides public open space equal to or greater than five acres per 1,000 residents of the project.

Yes No Not Applicable

HARTFORD VILLA APARTMENTS

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 1 |
|------------------------------------------------|------------------------------|

| | |
|-------------------------------------------|-----------------------------------------|
| PROJECT TITLE ENV-2013-3680-MND | CASE NO. DIR-2013-3681-SPP-DB |
|-------------------------------------------|-----------------------------------------|

PROJECT LOCATION
459 S HARTFORD AVE

PROJECT DESCRIPTION
 The proposed project is the construction of a new 7-story, approximately 89-foot tall building with 94 residential units, 105 parking spaces and an overall project total of approximately 121,282 square feet of floor space. Of the 94 residential units proposed, 5 of those units are reserved for very low income households. As proposed 7,500 cubic yards of dirt would be exported from the site. In consideration of providing 5 affordable units, the applicant seeks the following Affordable Housing Incentive: 20 percent side yard (one side) reduction.

NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY
 Hartford Capital Group
 830 S. Hill Street, Suite 371
 Los Angeles, CA 90014

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 <i>Jennifer Karmels</i> | TITLE City Planning Associate | TELEPHONE NUMBER (213) 978-1165 |
|----------------------------------------------------------------------|-----------------------------------------|-------------------------------------------|

| | | |
|-----------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|-------------------------------|
| ADDRESS 200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA. 90012 | SIGNATURE (Official)  | DATE MARCH 18, 2015 |
|-----------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|-------------------------------|

I-120. Aesthetics (Light)

- Environmental impacts to the adjacent residential properties may result due to excessive illumination on the project site. However, the potential impacts will be mitigated to a less than significant level by the following measure:
- Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties or the public right-of-way.

I-130. Aesthetics (Glare)

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

III-10. Air Pollution (Demolition, Grading, and Construction Activities)

-
- All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
- The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
- All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- Trucks having no current hauling activity shall not idle but be turned off.

IV-20. Habitat Modification (Nesting Native Birds, Non-Hillside or Urban Areas)

- The project will result in the removal of vegetation and disturbances to the ground and therefore may result in take of nesting native bird species. Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R Section 10.13). Sections 3503, 3503.5 and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA).
- Proposed project activities (including disturbances to native and non-native vegetation, structures and substrates) should take place outside of the breeding bird season which generally runs from March 1- August 31 (as early as February 1 for raptors) to avoid take (including disturbances which would cause abandonment of active nests containing eggs and/or young). Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86).
- If project activities cannot feasibly avoid the breeding bird season, beginning thirty days prior to the disturbance of suitable nesting habitat, the applicant shall:
- Arrange for weekly bird surveys to detect any protected native birds in the habitat to be removed and any other such habitat within properties adjacent to the project site, as access to adjacent areas allows. The surveys shall be conducted by a qualified biologist with experience in conducting breeding bird surveys. The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of clearance/construction work.
- If a protected native bird is found, the applicant shall delay all clearance/construction disturbance activities within 300 feet of suitable nesting habitat for the observed protected bird species until August 31.
- Alternatively, the Qualified Biologist could continue the surveys in order to locate any nests. If an active nest is located, clearing and construction within 300 feet of the nest or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and when there is no evidence of a second attempt at nesting. The buffer zone from the nest shall be established in the field with flagging and stakes. Construction personnel shall be instructed on the sensitivity of the area.
- The applicant shall record the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds. Such record shall be submitted and received into the case file for the associated discretionary action permitting the project.

IV-60. Tree Preservation (Grading Activities)

-
- "Orange fencing" or other similarly highly visible barrier shall be installed outside of the drip line of locally protected and significant (trunk diameter of 8 inches or greater) non-protected trees, or as may be recommended by the Tree Expert. The barrier shall be maintained throughout the grading phase, and shall not be removed until the completion and cessation of all grading activities.

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

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

V-20. Cultural Resources (Archaeological)

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

V-30. Cultural Resources (Paleontological)

- Environmental impacts may result from project implementation due to discovery of unrecorded paleontological resources. However, the potential impacts will be mitigated to a less than significant level by the following measures:
- If any paleontological materials are encountered during the course of project development, all further development activities shall halt and:
- a. The services of a paleontologist shall then be secured by contacting the Center for Public Paleontology - USC, UCLA, California State University Los Angeles, California State University Long Beach, or the Los Angeles County Natural History Museum - who shall assess the discovered material(s) and prepare a survey, study or report evaluating the impact.
- b. The paleontologist's survey, study or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource.
- c. The applicant shall comply with the recommendations of the evaluating paleontologist, as contained in the survey, study or report.
- d. Project development activities may resume once copies of the paleontological survey, study or report are submitted to the Los Angeles County Natural History Museum.

- Prior to the issuance of any building permit, the applicant shall submit a letter to the case file indicating what, if any, paleontological reports have been submitted, or a statement indicating that no material was discovered.
- A covenant and agreement binding the applicant to this condition shall be recorded prior to issuance of a grading permit.

V-40. Cultural Resources (Human Remains)

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

VI-10. Seismic

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

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

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

VI-50. Geotechnical Report

-
- Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The geotechnical report shall assess potential consequences of any soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures.
- The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.

VI-90. Expansive Soils Area

- Environmental impacts may result from project implementation due to the location of the project in an area with expansive soils. However, these impacts can be mitigated to a less than significant level by the following measure:
- Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The geotechnical report shall assess potential consequences of any soil expansion and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures.
- The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.

IX-20. Stormwater Pollution (Demolition, Grading, and Construction Activities)

-
- 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.
- 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.
- 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.
- Pavement shall not be hosed down at material spills. Dry cleanup methods shall be used whenever possible.
- Dumpsters shall be covered and maintained. Uncovered dumpsters shall be placed under a roof or be covered with tarps or plastic sheeting.

XII-10. Increased Noise Levels (Landscape Buffer)

- Environmental impacts to the adjacent residential properties may result due to the project. However, the potential impact will be mitigated to a less than significant level by the following measures:
- A minimum five-foot wide landscape buffer shall be planted adjacent to the residential use.
- A landscape plan prepared by a licensed Landscape Architect shall be submitted for review and approval by the decision maker.

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

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

XII-40. Increased Noise Levels (Parking Structure Ramps)

- Environmental impacts may result from project implementation due to noise from cars using the parking ramp. However, the potential impacts will be mitigated to a less than significant level by the following measures:
- Concrete, not metal, shall be used for construction of parking ramps.
- The interior ramps shall be textured to prevent tire squeal at turning areas.
- Parking lots located adjacent to residential buildings shall have a solid decorative wall adjacent to the residential.

XII-60. Increased Noise Levels (Mixed-Use Development)

- Environmental impacts to proposed on-site residential uses from noises generated by proposed on-site commercial uses may result from project implementation. However, the potential impact will be mitigated to a less than significant level by the following measure:
- Wall and floor-ceiling assemblies separating commercial tenant spaces, residential units, and public places, shall have a Sound Transmission Coefficient (STC) value of at least 50, as determined in accordance with ASTM E90 and ASTM E413.

XIV-10. Public Services (Fire)

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

XIV-20. Public Services (Police – Demolition/Construction Sites)

-
- Fences shall be constructed around the site to minimize trespassing, vandalism, short-cut attractions and attractive nuisances.

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

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

XIV-60. 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 less than significant level 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.

XV-10. Recreation (Increased Demand For Parks Or Recreational Facilities)

- Environmental impacts may result from project implementation due to insufficient parks and/or recreational facilities. However, the potential impact will be mitigated to a less than significant level by the following measure:
- **(Apartments)** Pursuant to Section 21.10 of the Los Angeles Municipal Code, the applicant shall pay the Dwelling Unit Construction Tax for construction of apartment buildings.

XVI-10. Increased Vehicle Trips/Congestion

- An adverse impact may result from the project's traffic generation. An investigation and analysis conducted by the Department of Transportation has identified significant project-related traffic impacts which can be mitigated to less than significant level by the following measure:
- Implementing measures detailed in said Department's communication to the Planning Department dated December 1, 2014 and attached shall be complied with. Such report and mitigation measures are incorporated herein by reference.

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

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

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

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

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

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

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

XVII-90. Utilities (Solid Waste Recycling)

- Environmental impacts may result from project implementation due to the creation of additional solid waste. However, this potential impact will be mitigated to a less than significant level by the following measure:
 - **(Operational)** 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.
 - **(Construction/Demolition)** Prior to the issuance of any demolition or construction permit, the applicant shall provide a copy of the receipt or contract from a waste disposal company providing services to the project, specifying recycled waste service(s), to the satisfaction of the Department of Building and Safety. The demolition and construction contractor(s) shall only contract for waste disposal services with a company that recycles demolition and/or construction-related wastes.

- **(Construction/Demolition)** To facilitate on-site separation and recycling of demolition- and construction-related wastes, the contractor(s) shall provide temporary waste separation bins on-site during demolition and construction. These bins shall be emptied and the contents recycled accordingly as a part of the project's regular solid waste disposal program.

XVII-100. Utilities (Solid Waste Disposal)

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

XVIII-10. Cumulative Impacts

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

XVIII-20. Effects On Human Beings

- The project has potential environmental effects which cause substantial adverse effects on human beings, either directly or indirectly. However, these potential impacts will be mitigated to a less than significant level through compliance with the above mitigation measures.

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

| | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|
| LEAD CITY AGENCY: City of Los Angeles | COUNCIL DISTRICT: 1 | DATE: |
| RESPONSIBLE AGENCIES: Department of City Planning | | |
| ENVIRONMENTAL CASE: ENV-2013-3680-MND | RELATED CASES: DIR-2013-3681-SPP-DB | |
| PREVIOUS ACTIONS CASE NO.: | <input type="checkbox"/> Does have significant changes from previous actions. <input type="checkbox"/> Does NOT have significant changes from previous actions | |
| PROJECT DESCRIPTION: THE CONSTRUCTION OF 94-UNIT, SEVEN STORY BUILDING WITH 2-BELOW GRADE PARKING LEVELS | | |
| ENV PROJECT DESCRIPTION: The proposed project is the construction of a new 7-story, approximately 89-foot tall building with 94 residential units, 105 parking spaces and an overall project total of approximately 121,282 square feet of floor space. Of the 94 residential units proposed, 5 of those units are reserved for very low income households. As proposed 7,500 cubic yards of dirt would be exported from the site. In consideration of providing 5 affordable units, the applicant seeks the following Affordable Housing Incentive: 20 percent side yard (one side) reduction. | | |
| ENVIRONMENTAL SETTINGS: The project occupies three parcels along Hartford Avenue on approximately 20,396 square feet of land, with an approximately 140-foot frontage on the west side of Hartford Avenue. The property is a moderately sloping and irregularly-shaped site, with more than 30% of the site having a 15% slope or greater. The existing zoning is R5(CW) with a land use designation of High Density Residential. The property is located within the Central City West Specific Plan area and a Los Angeles State Enterprise Zone. The project site is currently vacant and three existing palm trees are proposed to be removed. The property fronts Hartford Avenue. Hartford Avenue is a Local Street with a 60-foot right-of-way. The surrounding adjoining and abutting properties are all within the CW zone and contain High Density Residential uses. | | |
| PROJECT LOCATION: 459 S HARTFORD AVE | | |
| COMMUNITY PLAN AREA: WESTLAKE STATUS: <input checked="" type="checkbox"/> Does Conform to Plan <input type="checkbox"/> Does NOT Conform to Plan | AREA PLANNING COMMISSION: CENTRAL | CERTIFIED NEIGHBORHOOD COUNCIL: WESTLAKE NORTH |
| EXISTING ZONING: CW | MAX. DENSITY/INTENSITY ALLOWED BY ZONING: 200 sf/unit | LA River Adjacent: NO |
| GENERAL PLAN LAND USE: HIGH DENSITY RESIDENTIAL | MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION: FAR 6:1 | |
| | PROPOSED PROJECT DENSITY: FAR 5.9:1 | |

Determination (To Be Completed By Lead Agency)

On the basis of this initial evaluation:

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



Signature

City Planning Associate

Title

(213) 978-1165

Phone

Evaluation Of Environmental Impacts:

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

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

Environmental Factors Potentially Affected:

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

| | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> AESTHETICS <input type="checkbox"/> AGRICULTURE AND FOREST RESOURCES <input checked="" type="checkbox"/> AIR QUALITY <input checked="" type="checkbox"/> BIOLOGICAL RESOURCES <input checked="" type="checkbox"/> CULTURAL RESOURCES <input checked="" type="checkbox"/> GEOLOGY AND SOILS | <input type="checkbox"/> GREEN HOUSE GAS EMISSIONS <input 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 checked="" type="checkbox"/> RECREATION <input checked="" type="checkbox"/> TRANSPORTATION/TRAFFIC <input checked="" type="checkbox"/> UTILITIES AND SERVICE SYSTEMS <input checked="" type="checkbox"/> MANDATORY FINDINGS OF SIGNIFICANCE |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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

Background

PROPONENT NAME:

Hartford Capital Group

APPLICANT ADDRESS:

830 S. Hill Street, Suite 371
 Los Angeles, CA 90014

AGENCY REQUIRING CHECKLIST:

Department of City Planning

PROPOSAL NAME (if Applicable):

PHONE NUMBER:

() -

DATE SUBMITTED:

11/15/2013

| Potentially significant impact | Potentially significant unless mitigation incorporated | Less than significant impact | No impact |
|--------------------------------|--------------------------------------------------------|------------------------------|-----------|
|--------------------------------|--------------------------------------------------------|------------------------------|-----------|

| 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 |
|--------------------------------|--------------------------------------------------------|------------------------------|-----------|
|--------------------------------|--------------------------------------------------------|------------------------------|-----------|

| | | | | |
|----------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|---|---|
| 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 |
|--------------------------------|--------------------------------------------------------|------------------------------|-----------|
|--------------------------------|--------------------------------------------------------|------------------------------|-----------|

| | | | | | |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|---|
| h. | Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | | | | ✓ |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|---|

IX. HYDROLOGY AND WATER QUALITY

| | | | | | |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---|---|---|
| a. | Violate any water quality standards or waste discharge requirements? | | ✓ | | |
| b. | Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | | | ✓ | |
| c. | Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? | | | ✓ | |
| d. | Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? | | | ✓ | |
| e. | Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | | | ✓ | |
| f. | Otherwise substantially degrade water quality? | | ✓ | | |
| g. | Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | | | | ✓ |
| h. | Place within a 100-year flood hazard area structures which would impede or redirect flood flows? | | | | ✓ |
| i. | Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | | | | ✓ |
| j. | Inundation by seiche, tsunami, or mudflow? | | | ✓ | |

X. LAND USE AND PLANNING

| | | | | | |
|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|---|---|
| a. | Physically divide an established community? | | | ✓ | |
| b. | Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | | | ✓ | |
| c. | Conflict with any applicable habitat conservation plan or natural community conservation plan? | | | | ✓ |

XI. MINERAL RESOURCES

| | | | | | |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|---|
| a. | Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | | | | ✓ |
| b. | Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | | | | ✓ |

XII. NOISE

| | | | | | |
|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---|--|--|
| a. | Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | | ✓ | | |
| b. | Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | | ✓ | | |
| c. | A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | | ✓ | | |
| d. | A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | | ✓ | | |

| Potentially significant impact | Potentially significant unless mitigation incorporated | Less than significant impact | No impact |
|--------------------------------|--------------------------------------------------------|------------------------------|-----------|
|--------------------------------|--------------------------------------------------------|------------------------------|-----------|

| | | | | | |
|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---|---|---|
| e. | For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | | | | ✓ |
| f. | For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | | | | ✓ |
| XIII. POPULATION AND HOUSING | | | | | |
| a. | Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | | | ✓ | |
| b. | Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | | | | ✓ |
| c. | Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | | | | ✓ |
| XIV. PUBLIC SERVICES | | | | | |
| a. | Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Fire protection? | | ✓ | | |
| b. | Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Police protection? | | ✓ | | |
| c. | Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Schools? | | ✓ | | |
| d. | Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Parks? | | | ✓ | |
| e. | Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Other public facilities? | | | ✓ | |
| XV. RECREATION | | | | | |
| a. | Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | | ✓ | | |
| b. | Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | | | ✓ | |
| XVI. TRANSPORTATION/TRAFFIC | | | | | |
| a. | Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? | | ✓ | | |

| Potentially significant impact | Potentially significant unless mitigation incorporated | Less than significant impact | No impact |
|--------------------------------|--------------------------------------------------------|------------------------------|-----------|
|--------------------------------|--------------------------------------------------------|------------------------------|-----------|

| | | | | |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---|---|
| b. | Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? | | ✓ | |
| c. | Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | | | ✓ |
| d. | Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | | ✓ | |
| e. | Result in inadequate emergency access? | | ✓ | |
| f. | Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities supporting alternative transportation (e.g., bus turnouts, bicycle racks)? | | ✓ | |

XVII. UTILITIES AND SERVICE SYSTEMS

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

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

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

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

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

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

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

The project as identified in the project description may cause potentially significant impacts on the environment without mitigation. Therefore, this environmental analysis concludes that a Mitigated Negative Declaration shall be issued to avoid and mitigate all potential adverse impacts on the environment by the imposition of mitigation measures and/or conditions contained and expressed in this document; the environmental case file known as **ENV-2013-3680-MND** and the associated case(s), **DIR-2013-3681-SPP-DB**. 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: City Planning Associate | TELEPHONE NO.: (213) 978-1165 | DATE: 01/29/2015 |
|-----------------------------------------------------------------------------------------------------------|------------------------------------------|-----------------------------------------|----------------------------|

| Impact? | Explanation | Mitigation Measures |
|---------|-------------|---------------------|
|---------|-------------|---------------------|

APPENDIX A: ENVIRONMENTAL IMPACTS EXPLANATION TABLE

| I. AESTHETICS | | |
|---------------------------------------------|--------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| a. | LESS THAN SIGNIFICANT IMPACT | The project is not located in the vicinity of scenic vistas, and is located in a developed region with a moderate slope. Therefore it is unlikely to impact scenic vistas. |
| b. | NO IMPACT | The project is located in a heavily developed region and is not in the vicinity of any known scenic resources, nor is it located within a city designated scenic highway. The proposed land use is similar and compatible with other uses in the immediate vicinity. Therefore, the project will not impact any scenic resources. |
| c. | LESS THAN SIGNIFICANT IMPACT | Several multi-family dwellings are located in the R3-1 zone to the north of the project and are shade-sensitive. However, the shade and shadow study submitted by the applicant confirms that no shadow will be cast on R3-zoned lots between the times designated by CEQA and the Central City West Specific Plan. The visual impact of the project, therefore, is expected to be less than significant. |
| d. | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | <p data-bbox="597 1094 1081 1346">The proposed development is not likely to contain light sources beyond the lighting typical of residential development. If present, exterior lighting will need to be shielded downward to mitigate the impact on adjacent properties to a less-than-significant level.</p> <p data-bbox="1081 1094 1580 1346">I-120, I-130 Potential lighting impacts created by the proposed project shall be mitigated as referenced to reduce impacts on surrounding residential uses to a less-than-significant level.</p> |
| II. AGRICULTURE AND FOREST RESOURCES | | |
| a. | NO IMPACT | The proposed project site is zoned for residential uses and does not contain properties identified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as identified by the California Resource Agency, and would therefore have no impact on agricultural resources. |
| b. | NO IMPACT | The proposed project site is not currently zoned for agricultural uses, and does not contain properties that have a Williamson Act Contract in effect. |

| Impact? | Explanation | Mitigation Measures | |
|-------------------------|--------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| c. | NO IMPACT | The proposed project site is within an urbanized region, and in a neighborhood which is largely designated for High Density Residential uses and will not result in the conversion of forest land to non-forest use. | |
| d. | NO IMPACT | The proposed project site is within an urbanized region, and in a neighborhood which is largely designated for High Density Residential uses, and will not directly or indirectly result in the rezoning of forest land or timberland. | |
| e. | NO IMPACT | The proposed project site is within an urbanized region, and in a neighborhood which is largely designated for High Density Residential uses, and will not directly or indirectly result in the conversion of any farmland to non-agricultural use or forest land to non-forest use. | |
| III. AIR QUALITY | | | |
| a. | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | The proposed project for 94 residential units is well below the 261 unit threshold for potentially significant air quality impacts, and is therefore not expected to conflict or obstruct with the implementation of the South Coast Air Quality Management District (SCAQMD) or congestion management plan. However, the development of the proposed project will temporarily generate emissions from heavy-duty construction vehicles and construction workers' vehicles. In addition, fugitive dust will be generated by construction activities. Because of the construction timeframe, and the normal day-to-day variability in construction activities, it is difficult, if not impossible to precisely quantify the daily and quarterly emissions associated with the proposed construction activities. However, the timeframe for construction with the incorporated mitigation measures is minimal and not anticipated to have any significant effects. | III-10 Due to the non-attainment status of the South Coast Air Basin (SCAB) for airborne particulate matter, Best Available Control Measures (BACMs) shall be used where feasible, and an aggressive dust control program will be required to control fugitive dust. |
| b. | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | The proposed project for 94 residential units is well below the 261 unit threshold for potentially significant air quality impacts, and is therefore not expected to violate any air quality standards or contribute significantly to an existing or projected air quality violation. However, the development of | III-10 Due to the non-attainment status of the South Coast Air Basin (SCAB) for airborne particulate matter, Best Available Control Measures (BACMs) shall be used where feasible, and an aggressive dust control program will be required to control fugitive dust. |

| Impact? | Explanation | Mitigation Measures |
|-----------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| | <p>the proposed project will temporarily generate emissions from heavy-duty construction workers' vehicles. In addition, fugitive dust would be generated by construction activities. Because of the construction timeframe, and the normal day-to-day variability in construction activities, it is difficult, if not impossible to precisely quantify the daily and quarterly emissions associated with the proposed construction activities. However, the timeframe for construction with the incorporated mitigation measures is minimal and is not anticipated to have any significant impacts.</p> | |
| c. LESS THAN SIGNIFICANT IMPACT | <p>The proposed project for 94 residential units is not expected to result in cumulatively considerable net increase of any criteria pollutant for which the air basin is non-attainable under an applicable federal or state ambient air quality standard. Possible project-related air quality concerns will derive from the mobile source emissions that will be generated from the residential uses for the project site. Operational emission impacts will be at a less-than-significant level.</p> | |
| d. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | <p>The subject site is located within the South Coast Air Quality Management District, a known non-attainment zone. The subject property currently is vacant, but the proposed project potentially exposes sensitive receptors to high pollutant concentrations from temporary construction activities unless mitigated.</p> | <p>III-10 The implementation of these mitigation measures will reduce any health effect to a less-than-significant level.</p> |
| e. LESS THAN SIGNIFICANT IMPACT | <p>Multi-family residential properties are generally not considered substantial point sources of objectionable odors. Therefore, the proposed project for 94 residential dwellings is unlikely to result in new sources of objectionable odor affecting a substantial number of people.</p> | |
| IV. BIOLOGICAL RESOURCES | | |
| a. LESS THAN SIGNIFICANT IMPACT | <p>The subject site is an urbanized area and lacks vegetated habitat supportive of wildlife. Development of the project site will not adversely affect, either directly or through habitat modifications, any species identified as a candidate, sensitive, or special status species in</p> | |

| Impact? | Explanation | Mitigation Measures |
|-----------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Services. | |
| b. LESS THAN SIGNIFICANT IMPACT | Less than significant impacts will result as the subject site is located in an urbanized area that does not contain any riparian habitat or other sensitive natural community. The subject site has not been identified as being a Significant Ecological Area (City of Los Angeles, Environmental and Public Facilities Map 1996). | |
| c. NO IMPACT | No impacts will occur as the subject site does not contain any wetlands. | |
| d. LESS THAN SIGNIFICANT IMPACT | The subject site is located in a developed and urbanized region that is mostly segmented and lacks the continuity that is consistent with those known to support any non-avian candidate, sensitive, or special-status species. Additionally, the subject site lacks vegetated habitat supportive of wildlife. Development of the project site will not adversely interfere substantially with the movement of any native resident or migratory fish or wildlife species. | |
| e. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | The applicant states that 3 trees will be removed as part of the project. The attached mitigation measures will reduce conflicts with local policies or ordinances protecting biological resources to a less-than-significant level. | IV-20, IV-60, IV-70 The proposed mitigation measures are expected to reduce the impact to local biological ordinances to a less-than-significant level. |
| f. NO IMPACT | According to Biological Resources Areas Maps (Coastal and Southern Geographical Area) in the Los Angeles CEQA Threshold Guide (2006), the project site is not designated as an Open Space/Habitat area, nor is it located in, or in the vicinity of a significant ecological area that may require protection. There are no relevant active ordinances protecting biological resources that may prevent this project from being approved at this time. No impacts to any indicated plans are anticipated. | |
| V. CULTURAL RESOURCES | | |
| a. LESS THAN SIGNIFICANT IMPACT | The subject site is currently vacant and is not identified as being a site or an area of historical significance. Therefore, impacts to historic resources are less than significant. | |

| Impact? | Explanation | Mitigation Measures |
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| | | | |
|----|--------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| b. | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | The subject site is in the vicinity of an Archaeological Survey Area or an Archaeological Site and would require excavation. If archaeological resources are discovered below the surface the attached mitigation measures would reduce any potential impacts to a less than significant level. | V-20 Environmental impacts may result from project implementation due to the discovery of unrecorded archaeological resources. However, potential impacts will be reduced to a less-than-significant level by implementing the cultural resource mitigation measures. Discovery of potential archaeological resources require expert documentation, evaluation, and conservation prior to commencement of work. |
| c. | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | The project site is located in a highly urbanized area of Los Angeles. There are no unique geologic features located on or near the project site. As a result, the proposed project would not result in any direct or indirect impacts to unique geologic features. However, there is a remote possibility that unsuspected vertebrate fossil remains could exist below the ground surface and could be encountered during excavation necessary for grading. | V-30, V-40 Environmental impacts may result from project implementation due to the paleontological resources. However, the potential impacts will be reduced to a less-than-significant level by implementing the paleontological resources mitigation measures. Discovery of potential paleontological resources requires expert documentation, evaluation, and conservation prior to commencement of work. |
| d. | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | The project site is not located within the immediate surroundings of a known burial site. Therefore, no significant impacts are expected. However, there may be a possibility for the discovery of unrecorded human remains during the proposed grading activity. | V-40 Environmental impacts may result from project implementation due to the discovery of unrecorded human remains. However, the potential impacts will be reduced to a less-than-significant level by implementing the attached mitigation measures. |

VI. GEOLOGY AND SOILS

| | | | |
|----|--------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|
| a. | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | The subject property is within 1.33 km from the nearest known fault – Puente Hills Blind Thrust Fault, a B fault type, but is not located within an Alquist-Priolo Fault Zone (ZIMAS). Due to the intense seismic environment of Southern California, there is always a potential for blind thrust faults, or otherwise unmapped faults that do not have a surface trace, to be present. New development will be required to comply with the seismic safety requirements in the California Building Code (CBC) and the California Geological Survey Special Publication 117 (Guidelines for Evaluating and Mitigating Seismic Hazards in California [1997], which provide guidance for evaluating and mitigating earthquake-related hazards as | VI-10 The proposed seismic mitigation measures are expected to reduce potential impacts to a less-than-significant level. |
|----|--------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|

| Impact? | Explanation | Mitigation Measures |
|------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | <p>approved by the Los Angeles Department of Building and Safety. The above combined with the following mitigation measures will reduce potential impacts to a less-than-significant level.</p> | |
| <p>b. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED</p> | <p>The subject property is within 1.33 km of the nearest known fault zone (ZIMAS). Any development that occurs within the geographical boundaries of Southern California has the potential of exposing people and/or structures to potentially substantial adverse effects involving potential blind thrust faults, the rupture of known and/or unknown earthquake faults, or strong seismic ground shaking. New development will be required to comply with the seismic safety requirements in the California Building Code (CBC) and the California Geological Survey Special Publication 117 (Guidelines for Evaluating and Mitigating Seismic Hazards in California [1997]), which provide guidance for evaluating and mitigating earthquake-related hazards as approved by the Los Angeles Department of Building and Safety.</p> | <p>VI-10, VI-50 The proposed seismic mitigation measures are expected to reduce potential impacts to a less-than-significant level.</p> |
| <p>c. LESS THAN SIGNIFICANT IMPACT</p> | <p>The subject site is not located within a liquefaction zone (ZIMAS) by the City of Los Angeles. Therefore, the impacts due to potential liquefaction would be less than significant.</p> | |
| <p>d. LESS THAN SIGNIFICANT IMPACT</p> | <p>The subject site is not located within a landslide zone (ZIMAS) by the City of Los Angeles. Therefore, the impacts due to potential landslide would be less than significant.</p> | |
| <p>e. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED</p> | <p>The proposed project will export 7,500 cubic yards of dirt and is located on a site with a moderate slope (68% of the site is less than 10% slope and 32% of the site is over 15%). Proper grading practices during the construction phases must be adhered to in accordance with City regulations in order to avoid substantial soil erosion or the loss of topsoil. The subject property is located in a relatively flat area and not identified as being at risk for erosion, landslide, or liquefaction. 7,500 cubic yards of dirt will be exported from the site, which is far below the 20,000 cubic yard threshold for a significant impact, however</p> | <p>VI-20, VI-50 Short-term erosion impacts may result from the construction of the proposed project. However, these impacts can be mitigated to a less-than-significant level by the erosion control measures being proposed.</p> |

| Impact? | Explanation | Mitigation Measures |
|-----------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | incorporation of the attached mitigation measures will ensure that any potential impacts during construction are reduced to a less than significant level. | |
| f. LESS THAN SIGNIFICANT IMPACT | The subject property is located on a relatively flat area, not subject to erosion and not identified as being at risk for landslide or liquefaction. 7,500 cubic yards of dirt will be exported from the site, which is far below the 20,000 cubic yard threshold for a significant impact. | |
| g. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | Expansive soils are primarily composed of clays, which increase in volume when water is absorbed and shrink when dry. According to the Los Angeles Soil Survey, the soil in this part of the city is likely San Joaquin Black Adobe, which is made up of between 40% to 43% clay. Therefore soils are potentially expansive and subject to the attached mitigation measures. The project would be required to adhere to the International Building Code and the California Building Code, which include structural and materials standards as well as foundation design requirements based upon onsite soil conditions that would mitigate effects of adverse soil conditions. | VI-90 Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report to the Department of Building and Safety for review and approval. |
| h. NO IMPACT | No Septic tanks are proposed as a part of this project. The project is expected to be serviced by the City's existing sewer system. However, if the City's existing sewer system does not have the capacity to service the proposed development, the project may be delayed by the Department of Building and Safety until adequate service can be provided. | |
| VII. GREEN HOUSE GAS EMISSIONS | | |
| a. LESS THAN SIGNIFICANT IMPACT | Implementation of the proposed project of 94 residential units is unlikely to contribute significantly to long-term increases in greenhouse gases (GHGs) as a result of traffic increase (mobile sources) and minor secondary fuel combustion emissions from space heating, etc. The annual project-related GHG emissions for a project such as this would need to involve roughly 190 residential dwelling units in order to near the 3,000 metric tons (MT) of CO ₂ -equivalent (CO ₂ (e)) per year screening level operational threshold for | |

| Impact? | Explanation | Mitigation Measures |
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|---------|-------------|---------------------|

| | | | |
|----|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| | | chronic operational emissions in the SCAQMD's interims thresholds. Short-term GHG emissions will also derive from construction activities, but is still expected to have a less-than-significant impact. | |
| b. | LESS THAN SIGNIFICANT IMPACT | The annual project-related GHG emissions for a project such as this would need to involve roughly 190 residential dwelling units in order to near the 3,000 metric tons (MT) of CO2-equivalent (CO2(e)) per year screening level operational threshold for chronic operational emissions in the SCAQMD's interims thresholds. Short-term GHG emissions will also derive from construction activities, but is still expected to have a less-than-significant impact. | |

VIII. HAZARDS AND HAZARDOUS MATERIALS

| | | | |
|----|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| a. | LESS THAN SIGNIFICANT IMPACT | The proposed project for 94 residential dwelling units will not require the routine transport, use, or disposal of materials which are flammable or hazardous outside of the day-to-day household materials. | |
| b. | LESS THAN SIGNIFICANT IMPACT | The project site is currently unoccupied and empty. Safe construction practices would be exercised through compliance with the City of Los Angeles Building Code. Therefore, it is unlikely that hazardous materials would release to the environment because of this project. As such, there would be a less than significant impact. However, sediment resulting from construction activities carries with it work-site pollutants such as pesticides, cleaning solvents, cement wash, asphalt, and car fluids that are toxic to sea life. Therefore, short-term impacts may result during the construction period and incorporation of Mitigation Measures IX-20 and XVII-100 would reduce impacts below the level of significant. | |
| c. | LESS THAN SIGNIFICANT IMPACT | The project is located 0.2 miles from Miguel Contreras Learning Complex, 0.2 miles from the Gratts Elementary School, and 223 feet from the Para Los Ninos - Evelyn Thurman Gratts New Primary Center. The proposed site is currently vacant and the operation and maintenance of the proposed residential structure will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, odor or waste and would not require the daily use | |

| Impact? | Explanation | Mitigation Measures |
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| | of chemicals outside of the day-to-day household materials. Therefore, hazardous impacts are anticipated to be less-than-significant. | |
| d. NO IMPACT | The project is not listed on a site which is included on the list of hazardous materials sites. | |
| e. NO IMPACT | The project site is not located within an airport hazard zone (ZIMAS). The nearest airports are Los Angeles Airport, approximately 18 miles to the southwest, Bob Hope Airport, approximately 13 miles to the northwest, Hawthorne Municipal Airport approximately 12 miles to the southwest, and the Santa Monica Municipal Airport, approximately 14 miles to the southwest. Furthermore, the project site is not located within an airport land use plan boundary. Therefore, no impact will occur. | |
| f. NO IMPACT | The proposed project is not located within the vicinity of a private airstrip. Therefore, no impact will occur. | |
| g. LESS THAN SIGNIFICANT IMPACT | The proposed project for 94 residential dwelling units will not interfere with any emergency response plan or emergency evacuation plan specifying the appropriate actions to be undertaken with regard to emergency situations such as warning systems, evacuation plans/procedures, and emergency action plans. Furthermore, the proposed project will be required to meet all fire and safety requirements of the Department of Building and Safety, the Los Angeles Police Department, and the Los Angeles Fire Department. The proposed project does not include permanent changes in public through-traffic flow or impair access to a route heavily relied on by emergency services and the project is not expected to impair emergency evacuation or response. Therefore, the issue is less than significant. | |
| h. NO IMPACT | The proposed project is not located in a Very High Fire Severity Zone as designated by the Los Angeles Fire Department (ZIMAS). The site is located in Fire Division No.1 and in a highly urbanized region, and therefore would not expose people and/or structures to a significant loss, injury, or death involving wildland fires. In addition the proposed structure is not expected to increase the fire hazard in the project area and will be | |

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required to meet all fire safety requirements of the Department of Building and Safety and the Los Angeles Fire Department. Therefore, no impacts are expected to occur.

IX. HYDROLOGY AND WATER QUALITY

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| a. | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | <p>The project does not propose any long-term activities that would discharge into surface water bodies. Some pollutants common to urban areas, especially those related to automobiles, are contained in water runoff and may be carried into the storm drains and discharged into the storm water runoff control; these include oil, grease, metals, and hydrocarbons from streets, parking lots, driveways, dirt from unpaved areas, herbicides, pesticides and fertilizer from landscaped areas and animal wastes. However, there will be an increased potential for violation of water quality standards during the grading and construction period. With the following mitigation measures requiring compliance with the LID section of the Development Best Management Practices (BMP) Handbook, impacts would be mitigated to a less than significant level.</p> | <p>IX-20 Environmental impacts may result during the construction phase and long-term use of the project from erosion carrying sediments and/or the release of toxins into the stormwater drainage channels. However, the potential impacts will be mitigated to a less-than-significant level by incorporating the proposed stormwater pollution control measures.</p> |
| b. | LESS THAN SIGNIFICANT IMPACT | <p>The project would require excavation of 7,500 cubic yards of dirt to accommodate the proposed subterranean parking. It is possible that groundwater would be encountered during excavation activities; however it would be very unlikely that excavation activities would substantially interfere with groundwater recharge or lower groundwater supply. Therefore, impacts associated with this issue would be less than significant.</p> | |
| c. | LESS THAN SIGNIFICANT IMPACT | <p>The proposed project does not contain any natural and/or significant drainage features, such as streams or rivers. Water runoff generated by the project will be carried into existing storm drains and discharged into the storm water runoff control. Although the project may, over time, cause minor erosion or siltation on or off-site, it is not expected to result in any substantial quantities. However, any potential impacts will be mitigated to a level of insignificance by incorporating storm water pollution control measures, as required by Ordinance No. 172,176 and Ordinance No. 173,494 which specify</p> | |

| Impact? | Explanation | Mitigation Measures |
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| | <p>Stormwater and Urban Runoff Pollution Control and requires the application of Best Management Practices (BMPs). Chapter IX, Division 73 of the Los Angeles Municipal Code addresses grading, excavations, and fills. Applicants must meet the requirements of Stormwater BMPs to capture and manage 100% of runoff from a storm event producing ¼ inch of rainfall in a 24-hour period in the following order of priority: infiltration, capture and reuse, City approved bio-filtration/retention system BMP or combination of the above. The design of structural BMPs shall be in accordance with the LID section of the Development Best Management Practices Handbook Part B Planning Activities. If the Bureau of Sanitation Stormwater Projection Division determines that the above 100% capture is infeasible, then the Project Applicant shall implement offsite mitigation within the same sub-watershed. Prior to the issuance of a building permit, the Applicant shall be required to verify approval of the LID strategies and submit a signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold.</p> | |
| d. LESS THAN SIGNIFICANT IMPACT | <p>The project site is currently vacant. The project is not proposing any water wells and/or pump stations that may be used to tap into existing groundwater supplies or interfere with groundwater recharge. However, with the following mitigation measures requiring compliance with the LID section of the Development Best Management Practices (BMP) Handbook, impacts would be mitigated to a less than significant level.</p> | |
| e. LESS THAN SIGNIFICANT IMPACT | <p>The project site is currently vacant and partially covered by a surface parking lot. The proposed project will further reduce permeable areas which have the potential to alter the existing drainage pattern of the site or area and increase the amount of runoff diverted to the existing stormwater drainage system. However, with the following mitigation measures requiring compliance with the LID section of the Development Best Management Practices (BMP) Handbook, impacts would be mitigated to a less than significant level.</p> | |

| Impact? | Explanation | Mitigation Measures | |
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| f. | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | <p>The project does not propose any long-term activities that would discharge into surface water bodies. Some pollutants common to urban areas, especially those related to automobiles, are contained in water runoff and may be carried into the storm drains and discharged into the storm water runoff control; these include grease, oil, metals and hydrocarbons from streets, parking lots, and driveways, dirt from unpaved areas, herbicides, pesticides, and fertilizer from landscaped areas and animal wastes. However, there will be an increased potential to degrade water quality standards during the grading and construction period. However, with the following mitigation measures requiring compliance with the LID section of the Best Management Practices (BMP) Handbook, impacts would be mitigated to a less than significant level.</p> | <p>IX-20 Environmental impacts may result from the construction phase and long-term use of the project from erosion carrying sediments and/or the release of toxins into the stormwater drainage channels. However, the potential impacts will be mitigated to a less than significant level by incorporating the proposed stormwater pollution control measures.</p> |
| g. | NO IMPACT | <p>The proposed project is not located in a 100-year flood plain or in a flood hazard zone (ZIMAS, NavigateLA). No impacts are anticipated.</p> | |
| h. | NO IMPACT | <p>The proposed project is not located in a 100-year flood plain or in a flood hazard zone (ZIMAS, NavigateLA). No impacts are anticipated.</p> | |
| i. | NO IMPACT | <p>The proposed project is not located within a flood control basin or a potential inundation area (Environmental and Public Facilities Maps, 1996). No impacts are anticipated.</p> | |
| j. | LESS THAN SIGNIFICANT IMPACT | <p>The project is not located near a lake or a hillside and should not make the development susceptible to either a seiche or mudflow. The project site is not located in a Tsunami Area, or in a flood control basin, potential inundation area, or an area potentially impacted by a Tsunami. However, there are a number of active and potentially active faults off of the coast in a regional proximity to the project area that have the capacity of generating a tsunami. Given a large enough magnitude off-shore earthquake, it is possible that the project site could be impacted, however the possibility of the site or surrounding properties being inundated and/or damaged as a direct result of a tsunami is unlikely. Therefore impacts are anticipated to be less than</p> | |

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significant.

X. LAND USE AND PLANNING

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| a. | LESS THAN SIGNIFICANT IMPACT | The new development is currently on a vacant lot, partially improved with a surface parking lot, and surrounded by residential properties. The project is not proposing the placement of a new roadway or other physical barrier, which could physically divide an established community. As such, the project has a less than significant impact. | |
| b. | LESS THAN SIGNIFICANT IMPACT | The subject site is currently zoned R5(CW). The Central City West Specific Plan permits a density of 200 square feet per dwelling unit. The 94 units will be developed on a 20,396 square foot parcel; a base density of 217 square feet of lot area per unit. The project is consistent with the Los Angeles Municipal Code, resulting in less-than-significant impacts to land use. | |
| c. | NO IMPACT | The project site is located in a developed and urbanized region that is mostly segmented and lacks the continuity that is consistent with those known to support any non-avian candidate, sensitive, or special-status species. Moreover, according to Biological Resource Area Maps (Coastal and Southern Geographical Area) in the Los Angeles CEQA Threshold Guide (2006), the project site is not designated as an Open Space/Habitat area, nor is it located in, or in the vicinity of a significant ecological area that may require protection. There are no relevant active ordinances protecting biological resources that may prevent this project from being approved at this time. No impacts to any indicated plans are anticipated. | |

XI. MINERAL RESOURCES

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| a. | NO IMPACT | The project site is located in a developed, urban setting and there is not likely to be a suitable site for mining of any sort, surface or otherwise. There is no knowledge of the presence of mineral resources that would be of value to the region and residents of the state on the project site. Therefore, the project is not expected to result in the loss of availability of said mineral resources. The project site is not located in a known oil field (NavigateLA) or in a known area of mineral resources (Environmental and Public Facilities Maps 1996). Therefore, | |
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| Impact? | Explanation | Mitigation Measures |
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no impacts are anticipated.

b. NO IMPACT

The project is not located within a Surface Mining District or an MRZ-2 Area. The proposed project would not involve any mineral or oil extraction activities. Therefore, no impacts are associated with the loss of availability of a known locally-important mineral resource.

XII. NOISE

a. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED

The proposed 94 residential units would meet the threshold for significant impact of 75 or more dwelling units and is within 500 feet of one school. Additionally, a temporary increase in noise levels is expected to occur during the construction phase, due to the heavy construction equipment and related construction activity, and could be audible to the closest residents to the project site. The construction activities are expected to be short-term and the applicant will be required to comply with the City's Noise Ordinance and the attached mitigation measures, which are expected to reduce the construction and operational noise impact to a less-than-significant level.

XII-20
A temporary increase in noise levels is expected to occur during the construction phase, due to the heavy construction equipment and related construction activity, and could be audible to the closest residents to the project site. However, these impacts will be reduced to a less-than-significant level by the following sound mitigation measures.

b. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED

The proposed 94 new residential units would meet the threshold for significant impact of 75 or more dwelling units and additionally the project site is located within 500 feet of one school. Additionally, a temporary increase in groundborne vibration is expected to occur during the construction phase, due to the heavy construction equipment and related construction activity, and could be audible to the closest residents to the project site. The construction activities are expected to be short-term and the applicant will be required to comply with the City's Noise Ordinance and the attached mitigation measures, which are expected to reduce the construction and operational noise impact to a less-than-significant level.

XII-20
Long-term noise impacts from 94 residential units and temporary noise increases due to construction are expected to be reduced to less-than-significant levels by the implementation of the following sound mitigation measures.

c. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED

The proposed 94 new residential units would meet the threshold for significant impact of 75 or more dwelling units, and additionally the project site is located within 500 feet of one school. The following mitigation measures will reduce the expected

XII-40, XII-60
Long-term increases in ambient noise levels will be mitigated to less-than-significant levels by the attached mitigation measures.

| Impact? | Explanation | Mitigation Measures |
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| | ambient noise impact to a less-than-significant level. | |
| d. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | Noise impacts related to this matter are temporary and a result of the construction period of the project. Applying the referenced mitigation measures will minimize the impacts to a less-than-significant level. | XII-10, XII-20 A temporary increase in noise levels is expected to occur during the construction phase, due to the heavy construction equipment and related construction activity, and could be audible to the closest residents to the project site. However, these impacts will be reduced to a less-than-significant level by the attached mitigation measures. |
| e. NO IMPACT | The proposed project is not located within an airport hazard zone (ZIMAS), nor is the project located in an airport land use plan, or within two miles of a public airport, or public use airport. Therefore, no impacts are anticipated. | |
| f. NO IMPACT | The proposed project is not located within the vicinity of a private airstrip. Therefore, no impacts are anticipated to occur. | |
| XIII. POPULATION AND HOUSING | | |
| a. LESS THAN SIGNIFICANT IMPACT | The project is located in a highly urbanized and dense area. The project proposes to add 94 residential units to the area which would directly contribute to the population of the Westlake Plan Area. The proposed project would generate a marginal number of new residents to the area, which is not considered a substantial increase in population for the Westlake Community Plan Area. Therefore, the project has a less than significant impact to the area. | |
| b. NO IMPACT | The project site is currently vacant so housing will not be displaced. No impact will occur. | |
| c. NO IMPACT | The project site is currently vacant so no people will be displaced by the project. No impact will occur. | |
| XIV. PUBLIC SERVICES | | |
| a. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | The area in which this project is proposed is currently being served by Los Angeles Fire Department, Station No.3 (Engine and Truck Company) , located at 108 North Fremont Avenue, approximately 1.0 mile northeast of the project site. This is below the 1.5 mile maximum Response Distance for Engine Companies for Neighborhood Land Uses identified in the LA CEQA Thresholds Guide. The proposed project is not located in a brush hazard | XIV-10 A review of the proposed project by the Los Angeles Fire Department will ensure that the proposed project will be mitigated to a less-than-significant level. |

| Impact? | Explanation | Mitigation Measures |
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| | <p>area and is not proposing to use, manufacture, or store toxic, readily combustible, or otherwise hazardous material outside of the materials typically associated with residential uses. However, by increasing the number of dwelling units and residents on the site, the project may result in an increased demand for fire protection. The project will be required to meet all fire safety requirements of the Department of Building and Safety and the Los Angeles Fire Department as part of the approval/entitlement process.</p> | |
| <p>b. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED</p> | <p>The area in which the project is proposed is currently being served by the Los Angeles Police Department, Rampart Division located at 1401 West 6th Street (approximately 0.3 miles southwest of the project site). The proposed 94 new dwelling units are over the threshold for significant impact of 75 or more dwelling units (Los Angeles CEQA Thresholds Guide). There is an increased possibility for trespassing, vandalism, and unattractive nuisances during the construction phase. However, temporary fencing during the construction phase should be enough to feasibly deter such activities. Any potential impacts will be mitigated to a level of insignificance with the implementation of the recommended mitigation measures.</p> | <p>XIV-20 A review of the proposed project by the Los Angeles Police Department, and the recommended temporary fencing during the construction phase will ensure that the proposed project will be mitigated to a less-than-significant level.</p> |
| <p>c. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED</p> | <p>The project will create 94 new residential units, which exceeds the threshold for potential impact of 75 or more units (Los Angeles CEQA Thresholds Guide). LAUSD fees will be required to mitigate impacts associated with the increased housing. Additionally, the project is located within 500 feet of one school. The following mitigation measures must be implemented in order to reduce the impacts from the project on the nearby schools.</p> | <p>XIV-40, XIV-60 Payment of the required school fees to the Los Angeles Unified School District is expected to offset the impact of additional student enrollment at schools serving the project area. Coordination with area schools will reduce construction impacts on students and parents.</p> |
| <p>d. LESS THAN SIGNIFICANT IMPACT</p> | <p>The project will create 94 new residential dwelling units, which exceeds the threshold for potential impact of 50 units (Los Angeles CEQA Thresholds Guide). Payment of the City's dwelling unit construction tax is expected to mitigate any increased demand on parkland and</p> | |

| Impact? | Explanation | Mitigation Measures |
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| e. LESS THAN SIGNIFICANT IMPACT | <p>open space.</p> <p>The proposed project will be served by two Los Angeles Public Libraries in the area: Los Angeles Central Library, located at 630 W. 5th Street and Echo Park Library, located at 1410 W. Temple Street. Both branches are located less than one mile from the project site. The proposed project will add 94 residential units to the area, which is not expected to be substantial such that a new or expanded facility would need to be constructed. As such, no new or expanded libraries would need to be constructed to accommodate the library service demands of the proposed project residents and thus, a less than significant impact would occur.</p> | |
| XV. RECREATION | | |
| a. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | <p>The project will create 94 new residential dwelling units, which exceeds the threshold for potential impact of 50 units (Los Angeles CEQA Thresholds Guide). Payment of the City's dwelling unit construction tax should mitigate any increased demand on neighborhood and regional parks or other recreational facilities.</p> | <p>XV-10 Payment of the City's dwelling unit construction tax should mitigate any increased demand on neighborhood and regional parks or other recreational facilities.</p> |
| b. LESS THAN SIGNIFICANT IMPACT | <p>The project is not currently proposing the construction or expansion of public recreational facilities.</p> | |
| XVI. TRANSPORTATION/TRAFFIC | | |
| a. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | <p>The traffic analysis prepared by Coco Traffic Planners, dated August 19, 2014, analyzed the 94 unit building. The project noted a net increase of approximately 658 daily trips, 46 during the AM peak hour and 66 during the PM peak hour. Six intersections were also studied: 1) Witmer Street and 3rd Street, 2) Witmer Street and 6th Street, 3) Lucas Street and 3rd Street, 4) Lucas Street and 6th Street, 5) Bixel Street and 3rd Street, and 6) Bixel Street and 6th Street. The traffic study concluded the project would have no significant impact on the Level of Service (LOS) for these intersections. The Department of Transportation issued a letter on December 1, 2014 approving the traffic analysis and including several construction requirements. With the incorporation of the attached mitigations the project will have a less</p> | <p>XVI-10 Complying with the Department of Transportation traffic requirements will lessen potential impacts of the project on traffic.</p> |

| Impact? | Explanation | Mitigation Measures |
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| | than significant impact. | |
| b. LESS THAN SIGNIFICANT IMPACT | The project is expected to generate a net increase of 46 peak AM trips and 66 peak PM trips, which exceeds the threshold of 50 trips during AM and PM hours that requires a detailed traffic analysis. The project has provided a detailed study of intersections that indicates the impact on intersections would be less than significant. With the mitigation measures referenced in XVI a. of this document and the traffic analysis provided for the project (reviewed and approved by Los Angeles Department of Transportation, December 2014), these impacts are expected to be less than significant. | |
| c. NO IMPACT | The proposed project is not located within an airport hazard zone (ZIMAS), nor is it located in an airport land use plan, or within two miles of a public airport, or public use airport. Therefore the project will not result in a substantial increase in traffic levels nor change air traffic patterns that create significant safety risks and no impacts are anticipated. | |
| d. LESS THAN SIGNIFICANT IMPACT | The proposed project involves the construction of a driveway at the south of the east wall of the project to access subterranean parking. No hazardous design features or uses would be introduced under the proposed project that would create significant hazards to the surrounding roadways. Therefore, impacts related to road design features would be less than significant. | |
| e. LESS THAN SIGNIFICANT IMPACT | The proposed 94 unit building will be constructed near the intersection of a local street and a collector street to the north and the intersection of a local street and a collector street to the south and is not likely to change emergency response patterns. | |
| f. LESS THAN SIGNIFICANT IMPACT | The project site is either not in an area that has any adopted policies, plans or programs regarding public transit, bicycle or pedestrian facilities, or would not impede their implementation and will therefore not have an impact on any existing alternative transportation policies, plans, and programs. | |
| XVII. UTILITIES AND SERVICE SYSTEMS | | |

| Impact? | Explanation | Mitigation Measures | |
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| a. | LESS THAN SIGNIFICANT IMPACT | Wastewater from the project site is conveyed via municipal sewage infrastructure maintained by the City of Los Angeles Bureau of Sanitation to the Hyperion Treatment Plant (HTP). The HTP is a public facility and is, therefore, subject to the State's wastewater treatment requirements. Wastewater from the project site is and would continue to be treated according to the wastewater treatment requirements enforced by the Los Angeles (RWQCB). Therefore, no impacts are anticipated. | |
| b. | LESS THAN SIGNIFICANT IMPACT | The proposed 94 residential dwelling unit building will connect to the City's existing water and wastewater treatment facilities and is not expected to create a need to expand these existing facilities. In addition, the mitigation measures proposed in Section XVII d of this document are expected to further reduce the demand on the City's existing facilities. | |
| c. | LESS THAN SIGNIFICANT IMPACT | The project is not expected to result in a significant increased demand on the City's stormwater drainage facilities. The proposed project will be subject to compliance with the LID section of the Development Best Management Practices Handbook and mitigation measures proposed in Section IX of this document should further reduce these potential impacts. | |
| d. | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | The proposed 94 residential dwelling units are expected to create a new demand for water. The construction, use and maintenance of the building and multiple landscaped areas are expected to have the potential to make a cumulatively considerable contribution to impacts on existing water supplies for the area. However, the incorporation of the proposed mitigation measures is expected to reduce the potential impacts to a level that is less than significant. | XVII-10, XVII-20, XVII-40 The incorporation of water conservation measures attached will reduce the water demand and reduce impacts to the water supply to less-than-significant levels. |
| e. | LESS THAN SIGNIFICANT IMPACT | The project is currently serviced by the City of Los Angeles Hyperion Wastewater Treatment Facility. The proposed 94 residential dwelling units will be built on land that is currently vacant. The proposed dwelling units are expected to result in an increase in wastewater generation of approximately 12,080 gallons per day (based on Exhibit M.2-12 of the Los Angeles CEQA Thresholds | |

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| | <p>Guide). While this is over the threshold of 4,000 gallons per day, the impacts related to adequate capacity to serve the project as well as existing commitments will be reduced to a less than significant level by the incorporation of the mitigation measures in Section XVII d of this document.</p> | |
| <p>f. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED</p> | <p>The proposed 94 residential dwelling units will be built on land that is currently vacant. The proposed dwelling units are expected to result in an increase in solid waste generation of approximately 1,150 pounds per day, or 4 tons per week (Los Angeles CEQA Thresholds Guide). Additionally, the waste produced by the long-term use of the property will be typical of residential use and would not create a special need for disposal of hazardous materials. Therefore, the long-term impacts of the proposed project are considered less-than-significant. However, potentially significant impacts in terms of solid waste generation may occur during the construction period for the project. Many of the building materials used during the construction process are considered hazardous and are not safe to be disposed of in a landfill; therefore the appropriate precautions must be taken to ensure proper disposal. The proposed mitigation measures will help to reduce these impacts to a level that is less than significant.</p> | <p>XVII-90 The mitigation measures will reduce impacts to the landfill capacity to less than significant levels.</p> |
| <p>g. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED</p> | <p>A significant impact may occur if a project would generate solid waste that was not disposed of in accordance with applicable regulations. Solid waste generated on-site by the proposed project would be disposed of in accordance with all applicable federal, state, and local regulations related to solid waste, such as the California Integrated Solid Waste Management (ISWM) Act (also, known as AB 939). The amount of project-related waste disposed of at area landfills would be reduced through recycling and waste diversion programs implemented by the City, in compliance with the City's Solid Waste Management Policy Plan (CiSWMPP), which is the long-range solid waste management policy for the City, and</p> | <p>XVII-90, XVII-100 The mitigation measures will ensure full and adequate compliance with federal, state, and local statutes and regulations related to solid waste.</p> |

| Impact? | Explanation | Mitigation Measures |
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| | <p>the Source Reduction and Recycling Element (SRRE), which is the strategic action policy plan for diverting solid waste from landfills. The project would also comply with applicable regulatory measures, including the provisions of City of Los Angeles Ordinance No. 171,687 with regard to all new development: the provision of permanent, clearly marked, durable source sorted bins to facilitate the separation and deposit of recyclable materials; implementation of a demolition and construction debris recycling plan, with the explicit intent of requiring recycling during all phases of site preparation and building construction. With the implementation of the regulatory measures, waste generated by the project would not significantly alter the projected timeline for landfills within the region to reach capacity. Therefore, since the proposed project would comply with local, State and federal regulations, no impact with respect to these regulations would occur. However, to reduce the impact to landfills, mitigation measures are recommended to ensure compliance with local solid waste regulations.</p> | |

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

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| a. | <p>POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED</p> | <p>The proposed project is the construction of a 94 unit residential building on a site that is currently vacant, and in a developed and urbanized region that is mostly segmented and lacks the continuity that is consistent with those known to support any non-avian candidate, sensitive, or special-status species. Moreover, 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 lacks vegetated habitat supportive of wildlife and does not contain any trees, any riparian habitat or other sensitive natural community, nor does it contain any wetlands. The subject site is not identified as a site nor as 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</p> | <p>The mitigation measures proposed in this document are expected to reduce any potential impacts to a less-than-significant level.</p> |
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| | <p>history. Also, the subject site is in the vicinity of an Archaeological Survey Area or an Archaeological Site (City of Los Angeles, Environmental and Public Facility Maps 1996, Prehistoric & Historic Archaeological Sites Survey Areas Map). There may be the possibility for the discovery of unrecorded archaeological resources during the proposed grading activity. The mitigation measures proposed in Section V of this document are expected to reduce any potential impacts to a less-than-significant level. The subject site and near vicinity is not identified as being located in a Vertebrae Paleontological Area (City of Los Angeles, Environmental and Public Facilities Map 1996, Vertebrae Paleontological Resources Map). It is possible that site excavation could uncover paleontological resources. However, the mitigation measures proposed in Section V of this document will ensure that if any previously known paleontological resources are discovered during the excavation period of construction, that such resources will be handled properly and will reduce any potential impacts to a level that is less-than-significant.</p> | |
| <p>b. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED</p> | <p>A significant impact may occur if a project, in conjunction with other related projects in the area of the project site, would result in impacts that are less than significant when viewed separately, but would be significant when viewed cumulatively. The project site is located in an urban setting which is already developed, primarily with multi-family residences; therefore the possibility of resulting cumulative impacts in the vicinity is not unlikely. Any development activity which may occur is most likely to comply with all federal, state and City regulations that would preclude significant cumulative impacts with regard to geology and soils, cultural resources, hazard and hazardous materials, hydrology and water quality, and transportation and traffic. Compliance with City regulations would ensure that any cumulative impacts related to aesthetics and land use would be less than significant.</p> | <p>XVIII-10 Overall, with the implementation of the proposed mitigation measures in the environmental review, the project's incremental contributions to cumulative impacts are anticipated to be less than significant.</p> |

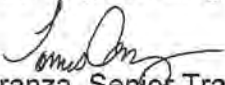
| Impact? | Explanation | Mitigation Measures |
|------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | <p>Furthermore, an increase in area populations resulting from the proposed project and other development activity in the area are anticipated to be within City and SCAG forecasts; therefore, less than significant cumulative impacts to population and housing are anticipated. Similarly, the demands on public services such as fire and police protection, schools, parks, recreation and solid waste generation resulting from the proposed project and other development activity in the area are anticipated to be less than significant with the application of the standard mitigation measures proposed in this document.</p> | |
| <p>c. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED</p> | <p>A significant impact may occur if a project has the potential to result in significant impacts, as discussed in the previous sections of this document. As described throughout this analysis, with the implementation of the recommended mitigation measures, the proposed project is not expected to result in any unmitigated significant impacts.</p> | <p>XVIII-20 As mitigated, the project would not have the potential to result in substantial adverse effects on human beings and impacts would be less than significant.</p> |

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

459 S. Hartford Av
DOT Case No. GEN 14-42273

Date: December 1, 2014

To: Karen Hoo, City Planner
Department of City Planning

From: 
Tomas Carranza, Senior Transportation Engineer
Department of Transportation

Subject: **TRAFFIC ANALYSIS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT AT 459 SOUTH HARTFORD AVENUE**

The Department of Transportation (DOT) has reviewed the traffic analysis prepared by Coco Traffic Planners, dated August 19, 2014, for the proposed residential development project located 459 South Hartford Avenue. Based on DOT's traffic impact criteria¹, the traffic study included the analysis of six intersections and determined that none of the study intersections would be significantly impacted by project-related traffic. The results of the traffic analysis, which adequately evaluated the project's traffic impacts on the surrounding community, are summarized in **Attachment 1**.

DISCUSSION AND FINDINGS

- A. Project Description
The project proposes to construct 94 apartment units on a site that is currently vacant. The traffic study indicated that 105 parking spaces would be provided for the project with vehicular access accommodated via a two-way driveway on Hartford Avenue. The project is expected to be completed by 2016.
- B. Trip Generation
The project is estimated to generate a net increase of approximately 658 daily trips, 46 trips during the a.m. peak hour and 66 trips during the p.m. peak hour. The trip generation estimates (see **Attachments 2**) are based on formulas published by the Institute of Transportation Engineers (ITE) Trip Generation, 9th Edition, 2012.

PROJECT REQUIREMENTS

- A. Construction Impacts
DOT recommends that a construction work site traffic control plan be submitted to DOT for review and approval prior to the start of any construction work. The plan should show the location of any roadway or sidewalk closures, traffic detours, haul routes, hours of operation, protective devices, warning signs and access to abutting properties. DOT also recommends that all construction related traffic be restricted to off-peak hours.

¹ Per DOT's Traffic Study Policies and Procedures, a significant impact is identified as an increase in the Critical Movement Analysis (CMA) value, due to project related traffic, of 0.01 or more when the final ("with project") Level of Service (LOS) is LOS E or F; an increase of 0.020 or more when the final LOS is LOS D; or an increase of 0.040 or more when the final LOS is LOS C.

- B. Highway Dedication And Street Widening Requirements
This project is within the Central City West Specific Plan area, so special designations and standards may apply. Along the project's frontage, Hartford Avenue is classified as a Local Street which requires a 20-foot half-width roadway within a 30-foot half-width right-of-way. The applicant should check with BOE's Land Development Group to determine the specific highway dedication requirements and if any street widening and/or sidewalk improvements are required of this project.
- C. Parking Requirements
The traffic study stated that the project will provide 105 parking spaces. The applicant should check with the Department of Building and Safety on the number of code-required parking spaces needed for the project.
- D. Driveway Access and Circulation
The conceptual site plan for the project (**Attachment 3**) is acceptable to DOT. However, the review of this study does not constitute approval of the dimensions and location of the proposed driveway. This requires separate review and approval and should be coordinated with DOT's Citywide Planning Coordination Section (201 N. Figueroa Street, 4th Floor, Station 3, @ 213-482-7024). In order to minimize and prevent last minute building design changes, the applicant should contact DOT for driveway width and internal circulation requirements prior to the commencement of building or parking layout design.
- E. Development Review Fees
An ordinance adding Section 19.15 to the Los Angeles Municipal Code relative to application fees paid to DOT for permit issuance activities was adopted by the Los Angeles City Council in 2009. This ordinance identifies specific fees for traffic study review, condition clearance, and permit issuance. The applicant shall comply with any applicable fees per this ordinance.

If you have any questions, please contact Wes Pringle of my staff at (213) 972-8482.

Attachments

Letters \CEN14-42273_459 hartford residential ts ltr

- c: Gerald Gubatan, Council District No. 1
Mehrdad Moshksar, Central District, DOT
Taimour Tanavoli, Case Management Office, DOT
Gregg Vandergriff, Central District, BOE
Antonio Coco, Coco Traffic Planners

TABLE 1

PROJECT TRAFFIC GENERATION
459 Hartford Avenue Residential Development Traffic Impact Study - Los Angeles

| LAND USE | SIZE | UNIT | LAND USE CODE | AVERAGE DAILY TRAFFIC | | AM PEAK HOUR | | | | PM PEAK HOUR | | | |
|----------|------|------|---------------|-----------------------|-----------|--------------|-----|---------------|-----|--------------|-----|---------------|-----|
| | | | | (1) | (2) | TE Rate (1) | | Trip Ends (2) | | TE Rate (1) | | Trip Ends (2) | |
| | | | | TE Rate | Trip Ends | In | Out | In | Out | In | Out | In | Out |

Site Total Future Project

| | | | | | | | | | | | | | |
|----------------------------------------------------|----|----|-----|-------|------------|----------------------|-------|-----------|-----------|----------------------|-------|-----------|-----------|
| Apartments | 94 | DU | 220 | 7.370 | 693 | 0.110 | 0.420 | 10 | 39 | 0.480 | 0.260 | 45 | 24 |
| Proposed Project Traffic Generation | | | | | 693 | AM Peak = 49 | | 10 | 39 | PM Peak = 69 | | 45 | 24 |
| Transit Credit - 5 % | 94 | DU | 220 | 0.40 | 35 | 0.964 | 0.616 | 1 | 2 | 0.964 | 0.616 | 2 | 1 |
| Traffic Volumes Total Credit | | | | | 35 | AM Peak = 3 | | 1 | 2 | PM Peak = 3 | | 2 | 1 |
| Proposed Development Net Traffic Generation | | | | | 658 | AM Total = 46 | | 9 | 37 | PM Total = 66 | | 43 | 23 |

Site Existing Project

| | | | | | | | | | | | | | |
|-----------------------------------------------|--------|------|-----|-------|----------|-------|-------|----------|----------|-------|-------|----------|----------|
| Vacant Land | 20.396 | KGFA | N/A | 0.000 | 0 | 0.000 | 0.000 | 0 | 0 | 0.000 | 0.000 | 0 | 0 |
| Total Existing Site Traffic Generation | | | | | 0 | | | 0 | 0 | | | 0 | 0 |

| | | | | | | | | | | | | |
|-----------------------------------------------------------------|--|--|--|------------|----------------------|--|----------|-----------|----------------------|--|-----------|-----------|
| Total Future Site Traffic Addition for Analysis Purposes | | | | 658 | <i>AM Total = 46</i> | | 9 | 37 | <i>PM Total = 66</i> | | 43 | 23 |
| Future Site Traffic Addition for Adjacent Intersections | | | | 658 | <i>AM Total = 46</i> | | 9 | 37 | <i>PM Total = 66</i> | | 43 | 23 |

Note: Traffic Generation factors per Institute of Transportation Engineers (ITE) Traffic Generation Manual 9th Edition.

1) TE Rate is the average number of Trip Ends generated per "SIZE" Unit (i.e. DU).

2) Trip End is a one-way vehicle movement entering or leaving the traffic generator.

Table 4

CMA AND LOS
SUMMARY

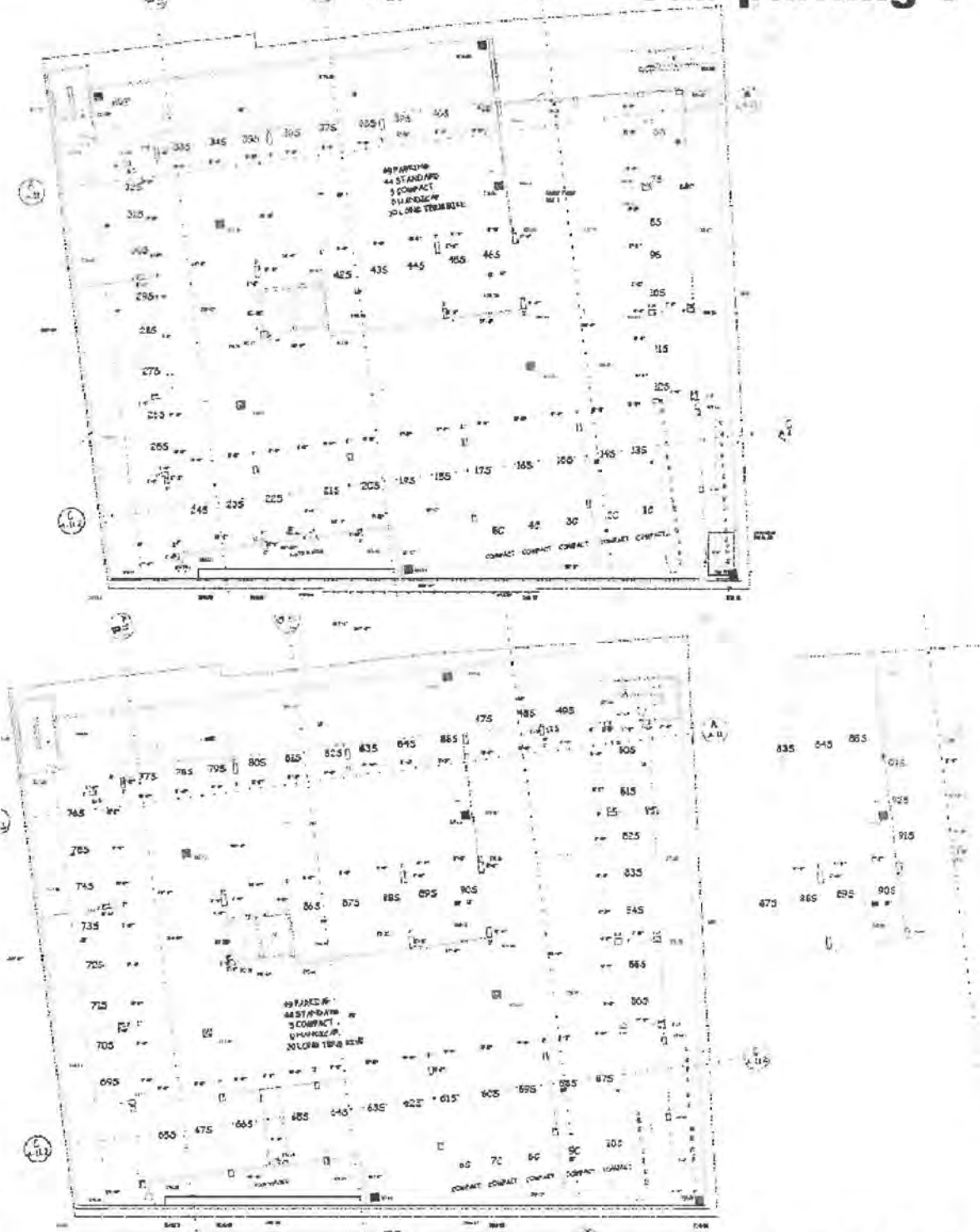
459 Hartford Avenue Residential Development Traffic Impact Study - Los Angeles

| INTERSECTION | TIME PERIOD | EXISTING | EXISTING | FUTURE | Y 2016 | BCKGRND | TOTAL FUTURE | "CRITICAL MOVEMENT ANALYSIS" TRAFFIC IMPACT EVALUATION: PEAK HOUR IMPACTS | | |
|----------------------------------|-------------|--------------------------------|------------------------------|--------------------------------|----------------------------------------------|------------------------------|--------------------------------|---------------------------------------------------------------------------------|----------------------------|----------------------------|
| | | (Y 2014) TRAFFIC VOLUMES | + SITE TRAFFIC VOLUMES | (Y 2016) TRAFFIC VOLUMES | +REL PJCT (BCKGRND) TRAFFIC TRAFFIC | + SITE TRAFFIC VOLUMES | TRAFFIC W/MITIG MEASURES | RELATED PROJECTS | SITE IMPACTS W/O MITIGS | W/MITIGS |
| North/South @ East/West | AM PM | ICU LOS | ICU LOS | ICU LOS | ICU LOS | ICU LOS | ICU LOS | | | |
| Witmer Street @ 3rd Street | AM | 0.329 A | 0.329 A | 0.337 A | 0.343 A | 0.343 A | 0.343 A | 0.006 Not Significant | 0.000 Not Significant | 0.000 Not Significant |
| | PM | 0.316 A | 0.316 A | 0.324 A | 0.338 A | 0.338 A | 0.338 A | 0.014 Not Significant | 0.000 Not Significant | 0.000 Not Significant |
| Witmer Street @ 6th Street | AM | 0.387 A | 0.388 A | 0.397 A | 0.411 A | 0.413 A | 0.413 A | 0.014 Not Significant | 0.002 Not Significant | 0.002 Not Significant |
| | PM | 0.369 A | 0.370 A | 0.378 A | 0.398 A | 0.399 A | 0.399 A | 0.020 Not Significant | 0.001 Not Significant | 0.001 Not Significant |
| Lucas Street @ 3rd Street | AM | 0.463 A | 0.467 A | 0.475 A | 0.491 A | 0.495 A | 0.495 A | 0.016 Not Significant | 0.004 Not Significant | 0.004 Not Significant |
| | PM | 0.548 A | 0.549 A | 0.561 A | 0.587 A | 0.588 A | 0.588 A | 0.026 Not Significant | 0.001 Not Significant | 0.001 Not Significant |
| Lucas Street @ 6th Street | AM | 0.485 A | 0.489 A | 0.497 A | 0.513 A | 0.519 A | 0.519 A | 0.016 Not Significant | 0.006 * Not Significant | 0.006 * Not Significant |
| | PM | 0.645 B | 0.649 B | 0.659 B | 0.680 B | 0.684 B | 0.684 B | 0.021 Not Significant | 0.004 * Not Significant | 0.004 * Not Significant |
| Bixel Street @ 3rd Street | AM | 0.475 A | 0.479 A | 0.486 A | 0.506 A | 0.511 A | 0.511 A | 0.020 Not Significant | 0.005 Not Significant | 0.005 Not Significant |
| | PM | 0.441 A | 0.446 A | 0.451 A | 0.470 A | 0.474 A | 0.474 A | 0.019 Not Significant | 0.004 * Not Significant | 0.004 * Not Significant |
| Bixel Street @ 6th Street | AM | 0.514 A | 0.517 A | 0.526 A | 0.632 B | 0.636 B | 0.636 B | 0.106 * Not Significant | 0.004 Not Significant | 0.004 Not Significant |
| | PM | 0.594 A | 0.597 A | 0.608 B | 0.675 B | 0.678 B | 0.678 B | 0.067 * Not Significant | 0.003 Not Significant | 0.003 Not Significant |

Note: The asterisk identifies the occurrence of a peak.

| | | | |
|---------------|-------|-------|-------|
| Max AM Impact | 0.106 | 0.006 | 0.006 |
| Max PM Impact | 0.067 | 0.004 | 0.004 |

Sub-parking 1



Sub-parking 2

SITE PLAN

COCO TRAFFIC PLANNERS, INC.
TRAFFIC AND TRANSPORTATION ENGINEERING AND CONSULTING
10835 SANTA MONICA BLVD., STE 202, LOS ANGELES CA 90025

HELENA JUBANY
PRESIDENT

VAN AMBATIELOS
VICE-PRESIDENT

E. FELICIA BRANNON
VICTOR H. CUEVAS
SEPAND SAMZADEH



ERIC GARCETTI
MAYOR

RAYMOND S. CHAN, C.E., S.E.
SUPERINTENDENT OF BUILDING
INTERIM GENERAL MANAGER

GEOLOGY AND SOILS REPORT APPROVAL LETTER

March 4, 2014

LOG # 83094

SOILS/GEOLOGY FILE - 2

Hartford Capital Group, LP
830 S. Hill Street, suite # 371
Los Angeles, Ca 90014

TRACT: BENTLEY AND CRIPPENS SUBDIVISION OF E1/2 of LOT 7 BLK 38
HANCOCK'S SURVEY (MR 7-96/97)
BLOCK: 4
LOT(S): 12, 13 & 14
LOCATION: 447-461 Hartford Avenue

| <u>CURRENT REFERENCE</u> <u>REPORT/LETTER(S)</u> | <u>REPORT</u> <u>No.</u> | <u>DATE(S) OF</u> <u>DOCUMENT</u> | <u>PREPARED BY</u> |
|-----------------------------------------------------|-----------------------------|--------------------------------------|--------------------|
| Update Report | 14-2612-01 | 01/15/2014 | AGI Geotechnical |

| <u>PREVIOUS REFERENCE</u> <u>REPORT/LETTER(S)</u> | <u>REPORT</u> <u>NO.</u> | <u>DATE(S) OF</u> <u>DOCUMENT</u> | <u>PREPARED BY</u> |
|------------------------------------------------------|-----------------------------|--------------------------------------|--------------------|
| Geology and Soils Report | 14-2612-00 | 09/02/2004 | AGI Geotechnical |
| Approval Letter | Log #45772 | 12/01/2004 | LADBS |

The Grading Division of the Department of Building and Safety has reviewed the current report of 1/15/14 updating the proposed construction to a 7-story building over 2 ½ levels of subterranean parking. The report indicates that bedrock was encountered at depths of 5 to 15 feet, and recommends not to install a stormwater infiltration system on site.

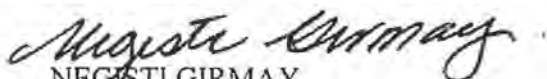
Grading Division has approved a previous report for the proposed construction of a 5-story apartment building over 3 levels of subterranean parking on the property.

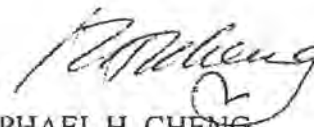
The current report is acceptable, provided the following conditions are complied with during site development:

(Note: Numbers in the parentheses are in reference to the applicable sections of the 2011 City of LA Building Code. P/BC numbers are referred to the applicable Information Bulletins. Information Bulletins can be accessed on the internet at LADBS.ORG.)

1. All the conditions, except superseded herein, in the Department's previous approval letter

2. All the latest recommendations of the reports, which are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.
3. No stormwater infiltration system shall be installed on site, as recommended in the report of 1/15/14. All roof and pad drainage shall be conducted to an approved drainage device/facility, or to the street in an acceptable manner. (7013.10)
4. The seismic Site Class is C, as recommended in the report of 1/15/14.. (1613.5.2)
5. Retaining walls shall be designed for the lateral loading pressures no less than as recommended on pages 3 and 4 of the report. All the additional surcharge loads shall be included into the retaining wall design.
6. Retaining walls higher than 12 feet shall be designed for the additional seismic lateral pressure, as recommended in the report.
7. Two-inch diameter weepholes for use as retaining wall subdrains are not acceptable. weepholes shall be 4 inches in diameter, unless the soils engineer can substantiate the adequacy of the 2-inch weephole, and that the 2-inch weepholes will not be clogged during the life span of the building.
8. Shoring shall be designed for an allowable lateral deflection not exceeding as recommended on page 4 of the report of 1/15/14.
9. The soil engineer shall monitor the shoring deflections during construction from affecting existing offsite structures and facilities.


NEGISTI GIRMAY
Engineering Geologist Associate II


RAPHAEL H. CHENG
Geotechnical Engineer II

NIIG/RHC:nhg/rhc
Log No. 83094
213-482-0480

cc: Debora Nassirzadeit, Applicant
AGI Geotechnical, Inc., Project Consultant
LA District Office

**DEPARTMENT OF
CITY PLANNING**

CITY PLANNING COMMISSION

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COMMISSION EXECUTIVE ASSISTANT II
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**CITY OF LOS ANGELES
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INFORMATION
<http://planning.lacity.org>

MITIGATION MONITORING PROGRAM

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

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

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

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

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

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

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

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

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

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

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

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

It is the intent of this MMP to:

Verify compliance of the required mitigation measures of the MND;

Provide a methodology to document implementation of required mitigation;

Provide a record and status of mitigation requirements;

Identify monitoring and enforcement agencies;

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

Establish the frequency and duration of monitoring and reporting; and

Utilize the existing agency review processes' wherever feasible.

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

After review and approval of the final MMP by the Lead Agency, minor changes and modifications to the MMP are permitted, but can only be made by the Applicant or its successor subject to the approval by the City of Los Angeles through a public hearing. The Lead Agency, in conjunction with any appropriate agencies or departments, will determine the adequacy of any proposed change or modification. The flexibility is necessary in light of the proto-typical nature of the MMP, and the need to protect the environment with a workable program. No changes will be permitted unless the MMP continues to satisfy the requirements of CEQA, as determined by the Lead Agency.

MITIGATION MONITORING PROGRAM

Aesthetics

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.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-construction

Monitoring Frequency: Once, at plan check

Action Indicating Compliance: Plan approval

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.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-construction

Monitoring Frequency: Once, at plan check

Action Indicating Compliance: Plan approval

Air Quality

III-10 Air Pollution (Demolition, Grading, and Construction Activities)

- All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
- The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
- All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- Trucks having no current hauling activity shall not idle but be turned off.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Ongoing, during construction

Action Indicating Compliance: Contractor compliance reports; Field inspection sign-off

Biological Resources

IV-20 Habitat Modification (Nesting Native Birds, Non-Hillside or Urban Areas)

The project will result in the removal of vegetation and disturbances to the ground and therefore may result in take of nesting native bird species. Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R Section 10.13). Sections 3503, 3503.5 and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA).

- Proposed project activities (including disturbances to native and non-native vegetation, structures and substrates) should take place outside of the breeding bird season which generally runs from March 1- August 31 (as early as February 1 for raptors) to avoid take (including disturbances which would cause abandonment of active nests containing eggs and/or young). Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86).
- If project activities cannot feasibly avoid the breeding bird season, beginning thirty days prior to the disturbance of suitable nesting habitat, the applicant shall:
 - a. Arrange for weekly bird surveys to detect any protected native birds in the habitat to be removed and any other such habitat within properties adjacent to the project site, as access to adjacent areas allows. The surveys shall be conducted by a qualified biologist with experience in conducting breeding bird surveys. The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of clearance/construction work.

- b. If a protected native bird is found, the applicant shall delay all clearance/construction disturbance activities within 300 feet of suitable nesting habitat for the observed protected bird species until August 31.
- c. Alternatively, the Qualified Biologist could continue the surveys in order to locate any nests. If an active nest is located, clearing and construction within 300 feet of the nest or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and when there is no evidence of a second attempt at nesting. The buffer zone from the nest shall be established in the field with flagging and stakes. Construction personnel shall be instructed on the sensitivity of the area.
- d. The applicant shall record the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds. Such record shall be submitted and received into the case file for the associated discretionary action permitting the project.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Once, prior to issuance of building permit; or, if vegetation removal, building demolition or grading is initiated during the nesting season, as determined by a qualified biologist

Action Indicating Compliance: if vegetation removal, building demolition, or grading is initiated during the nesting season, submittal of a survey report by a qualified biologist.

IV-60 Tree Preservation (Grading Activities)

- "Orange fencing" or other similarly highly visible barrier shall be installed outside of the drip line of locally protected and significant (truck diameter of 8 inches or greater) non-protected trees, or as may be recommended by the Tree Expert. The barrier shall be maintained throughout the grading phase, and shall not be removed until the completion and cessation of all grading activities.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Ongoing during construction

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

IV-70 Tree Removal (Non-Protected Trees)

Environmental impacts from project implementation may result due to the loss of significant trees on the site. However, the potential impacts will be mitigated to a less than significant level by the following measures:

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

Enforcement Agency: Board of Public Works Urban Forestry Division

Monitoring Agency: Board of Public Works Urban Forestry Division

Monitoring Phase: pre-construction

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

Action Indicating Compliance: Issuance of Certificate of Occupancy

Cultural Resources

V-20 Cultural Resources (Archaeological)

- If any archaeological materials are encountered during the course of project development, all further development activity shall halt in the areas of archaeological sensitivity (excavation or disturbance may continue in other areas of the Project Site that are not reasonably suspected to overlie adjacent archaeological resources), and:
- The services of an archaeologist shall then be secured by contacting the South Central Coastal Information Center (657-278-5395) located at California State University Fullerton, or a member of the Register of Professional Archaeologists (ROPA) or a ROPA-qualified archaeologist, who shall assess the discovered material(s) and prepare a survey, study or report evaluating the impact.
- The archaeologist's survey, study or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource.
- The Applicant shall comply with the recommendations of the evaluating archaeologist, as contained in the survey, study or report.
- Project development activities may resume once copies of the archaeological survey, study or report are submitted to:
 SCCIC Department of Anthropology
 McCarthy Hall 477 CSU Fullerton
 800 North State College Boulevard
 Fullerton, CA 92834
- A covenant and agreement binding the applicant to this condition shall be recorded prior to issuance of a grading permit.

Enforcement Agency: Los Angeles Department of City Planning

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-Construction; Construction

Monitoring Frequency: Ongoing, during construction

Action Indicating Compliance: Archaeologist field inspection sign-off

V-30 Cultural Resources (Paleontological)

- If any paleontological materials are encountered during the course of project development, all further development activities shall halt in the areas of paleontological sensitivity (Excavation or disturbance may continue in other areas of the Project Site that are not reasonably suspected to overlie adjacent paleontological resources), and:
- The services of a paleontologist shall then be secured by contacting the Center for Public Paleontology – USC, UCLA, California State University Los Angeles, California State University Long Beach, or the Los Angeles County Natural History Museum – who shall assess the discovered material(s) and prepare a survey, study or report evaluating the impact.
- The paleontologist's survey, study, or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource.
- The applicant shall comply with the recommendations of the evaluating paleontologist, as contained in the survey, study, or report.
- Project development activities may resume once copies of the paleontological survey, study or report are submitted to the Los Angeles County Natural History Museum.
- Prior to the issuance of any building permit, the applicant shall submit a letter to the case file indicating what, if any, paleontological reports have been submitted, or a statement indicating that no material was discovered.
- A covenant and agreement binding the applicant to this condition shall be recorded prior to issuance of a grading permit.

Enforcement Agency: Los Angeles Department of City Planning

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-Construction; Construction

Monitoring Frequency: Ongoing, during construction

Action Indicating Compliance: Paleontologist field inspection sign-off

V-40 Cultural Resources (Human Remains)

Environmental impacts may result from project implementation due to discovery of unrecorded human remains.

- In the event that human remains are discovered during excavation activities, the following procedure shall be observed:

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

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Ongoing, during construction

Action Indicating Compliance: Public Works Department or Native American Heritage Commission sign-off.

Geology and Soils

VI-10 Seismic

Environmental impacts to the safety of future occupants may result due to the project's location in an area of potential seismic activity. However, this potential impact will be mitigated to a less than significant level by the following measure:

- The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-Construction; Construction

Monitoring Frequency: Once during plan check; Once during field-inspection

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

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.
- 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.
 - Stockpiles, excavated, and exposed soil shall be covered with secured tarps, plastic sheeting, erosion control fabrics, or treated with a bio-degradable soil stabilizer.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Ongoing during construction

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

VI-50 Geotechnical Report

- Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The geotechnical report shall assess potential consequences of any soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate displacements or any combination of these measures.
- The Project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project and as it may be subsequently amended or modified.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-Construction (Design Phase)

Monitoring Frequency: Once, at plan check

Action Indicating Compliance: Issuance of grading or building permits

VI-90 Expansive Soils Area

Environmental impacts may result from project implementation due to the location of the project in an area with expansive soils. However, these impacts can be mitigated to a less than significant level by the following measure.

- Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The geotechnical report shall assess potential consequences of any soil expansion and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate displacements or any combination of these measures.
- The Project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project and as it may be subsequently amended or modified.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-Construction (Design Phase)

Monitoring Frequency: Once, at plan check

Action Indicating Compliance: Issuance of grading or building permits

Hydrology and Water Quality

IX-20 Stormwater Pollution (Demolition, Grading, and Construction Activities)

- 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.
- 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.
- 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.

- Pavement shall not be hosed down at material spills. Dry cleanup methods shall be used whenever possible.
- Dumpsters shall be covered and maintained. Uncovered dumpsters shall be placed under a roof or be covered with tarps or plastic sheeting.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Ongoing, during construction

Action Indicating Compliance: Quarterly compliance report submitted by contractor

Noise

XII-10 Increased Noise Levels (Landscape Buffer)

- A minimum five-foot wide landscape buffer shall be planted adjacent to the residential use.
- A landscape plan prepared by a licensed Landscape Architect shall be submitted for review and approval by the decision maker.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Once during plan check; Once during field inspection

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

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

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

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Ongoing during field inspection

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

XII-40 Increased Noise Levels (Parking Structure Ramps)

Environmental impacts may result from project implementation due to noise from cars using the parking ramp. However, the potential impacts will be mitigated to a less than significant level by the following measures:

- Concrete, not metal, shall be used for construction of parking ramps.
- The interior ramps shall be textured to prevent tire squeal at turning areas.
- Parking lots located adjacent to residential buildings shall have a solid decorative wall adjacent to the residential.

Enforcement Agency: Los Angeles Department Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-construction; Construction

Monitoring Frequency: Once, at plan check for Project; Once, during field inspection

Action Indicating Compliance: Plan approval and issuance of applicable building permit (Preconstruction); Issuance of Certificate of Occupancy of Use of Land (Construction)

XII-60 Increased Noise Levels (Mixed-Use Development)

Environmental impacts to proposed on-site residential uses from noises generated by proposed on-site commercial uses may result from project implementation. However, the potential impact will be mitigated to a less than significant level by the following measure:

- Wall and floor-ceiling assemblies separating commercial tenant spaces, residential units, and public places, shall have a Sound Transmission Coefficient (STC) value of at least 50, as determined in accordance with ASTM E90 and ASTM E413.

Enforcement Agency: Los Angeles Department of City Planning (plan review); Los Angeles Department of Building and Safety (operation)

Monitoring Agency: Los Angeles Department of City Planning (plan review); Los Angeles Department of Building and Safety (operation and maintenance)

Monitoring Phase: Pre-construction; Construction

Monitoring Frequency: Once, at plan check for Project; Once, during field inspection

Action Indicating Compliance: Plan approval and issuance of applicable building permit (Preconstruction); Issuance of Certificate of Occupancy of Use of Land (Construction)

Public Services

XIV-10 Public Services (Fire)

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

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

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-Construction

Monitoring Frequency: Once, at plan check

Action Indicating Compliance: Issuance of building permits

XIV-20 Public Services (Police – Demolition/Construction Sites)

Fences shall be constructed around the site to minimize trespassing, vandalism, short-cut attractions and attractive nuisances.

Enforcement Agency: Los Angeles Department of building and Safety

Monitoring Agency: Los Angeles Department of building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Periodic field inspections during construction

Action Indicating Compliance: Field inspection sign-off

XIV-40 Public Services (Construction Activity Near Schools)

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

- The developer shall contact the LAUSD Transportation Branch at (213) 580-2950 regarding the potential impact upon existing school bus routes. The Project Manager or designee shall notify the LAUSD Transportation Branch of the expected start and ending dates for various portions of the project that may affect traffic within nearby school areas.
- The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
- There shall be no staging or parking of construction vehicles, including vehicles to transport workers on any of the streets adjacent to the school.
- Due to noise impacts on the schools, no construction vehicles or haul trucks shall be staged or idled on these streets during school hours.
- The developer and contractors shall maintain ongoing contact with administrator of the Miguel Contreras Learning Complex, Gratts Elementary School, and Para Los Ninos-Evelyn Thurman Gratts New Primary Center. The administrative offices shall be contacted when demolition, grading and construction activity begin on the project site so that students and their parents will know when such activities are to occur. The developer shall obtain school walk and bus routes to the schools from either the administrators or from the LAUSD's Transportation Branch (323) 342-1400 and guarantee that safe and convenient pedestrian and bus routes to the school be maintained.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Ongoing, during construction.

Action Indicating Compliance: Issuance of a Certificate of Occupancy

XIV-60 Public Services (Schools)

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

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

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-Construction

Monitoring Frequency: Once, during plan check.

Action Indicating Compliance: Issuance of a building permit

Recreation

XV-10 Recreation (Increased Demand for Parks or Recreational Facilities)

- (Apartments) Pursuant to Section 21.10 of the Los Angeles Municipal Code, the applicant shall pay the Dwelling Unit Construction Tax for construction of apartment buildings.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-Construction

Monitoring Frequency: Once, during plan check.

Action Indicating Compliance: Issuance of a building permit

Transportation/Traffic

XVI-10 Increased Vehicle Trips/Congestion

- An adverse impact may result from the project's traffic generation. An investigation and analysis conducted by the Department of Transportation has identified significant project-related traffic impacts which can be mitigated to less than significant level by the following measure:
- Implementing measures detailed in said Department's communication to the Planning Department dated December 1, 2014 and attached shall be complied with. Such report and mitigation measures are incorporated herein by reference.

Enforcement Agency: Los Angeles Department of Building and Safety, Los Angeles Department of Transportation

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-Construction

Monitoring Frequency: Once at plan check

Action Indicating Compliance: Issuance of building permit

Public Utilities and Service Systems

XVII-10 Utilities (Local Water Supplies - Landscaping)

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

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

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-Occupancy

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

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

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

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

- If conditions dictate, the Department of Water and Power may postpone new water connections for this project until water supply capacity is adequate.
- Install high-efficiency toilets (maximum 1.28 gpf), including dual-flush water closets, and high-efficiency urinals (maximum 0.5 gpf), including no-flush or waterless urinals, in all restrooms as appropriate.
- Install restroom faucets with a maximum flow rate of 1.5 gallons per minute.
- A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for all landscape irrigation uses.
- Single-pass cooling equipment shall be strictly prohibited from use. Prohibition of such equipment shall be indicated on the building plans and incorporated into tenant lease agreements. (Single-pass cooling refers to the use of potable water to extract heat from

process equipment, e.g. vacuum pump, ice machines, by passing the water through equipment and discharging the heated water to the sanitary wastewater system.).

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-Occupancy

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

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

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

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

- Install no more than one showerhead per shower stall, having a flow rate no greater than 2.0 gallons per minute.
- Install and utilize only high-efficiency clothes washers (water factor of 6.0 or less) in the project, if proposed to be provided in either individual units and/or in a common laundry room(s). If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.
- Install and utilize only high efficiency Energy Star-rated dishwashers in the project, if proposed to be provided. If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-Occupancy

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

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

XVII-100 Utilities (Solid Waste Disposal)

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

Enforcement Agency: Los Angeles Department of Public Works; Los Angeles Bureau of Sanitation

Monitoring Agency: Los Angeles Department of Public Works; Los Angeles Bureau of Sanitation

Monitoring Phase: Demolition, Construction

Monitoring Frequency: Continuous, during construction

Action Indicating Compliance: Compliance report submitted by contractor

Mandatory Findings of Significance

XVIII-10 Cumulative Impacts

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

XVIII-20 Effects on Human Beings

The project has potential environmental effects which cause substantial adverse effects on human beings, either directly or indirectly. However, these potential impacts will be mitigated to a less than significant level through compliance with the above mitigation measures.

Regulatory Compliance Measures

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

Aesthetics

- **Regulatory Compliance Measure RC-AE-1 (Hillside): Compliance with Baseline Hillside Ordinance.** To ensure consistency with the Baseline Hillside Ordinance, the project shall comply with all regulations set forth in Sections 12.03, 12.21, 12.21.1, 12.3 and 12.27 of the Los Angeles Municipal Code as applicable, including but not limited to setback requirements, residential floor area maximums, height limits, lot coverage and grading restrictions.
- **Regulatory Compliance Measure RC-AE-2 (LA River): Compliance with provisions of the Los Angeles River Improvement Overlay District.** The project shall comply with development regulations set forth in Section 13.17.F of the Los Angeles Municipal Code as applicable, including but not necessarily limited to, landscaping, screening/fencing, and exterior site lighting.
- **Regulatory Compliance Measure RC-AE-3 (Vandalism): Compliance with provisions of the Los Angeles Building Code.** The project shall comply with all applicable building code requirements, including the following:
 - Every building, structure, or portion thereof, shall be maintained in a safe and sanitary condition and good repair, and free from, debris, rubbish, garbage, trash, overgrown vegetation or other similar material, pursuant to Municipal Code Section 91.8104.
 - The exterior of all buildings and fences shall be free from graffiti when such graffiti is visible from a street or alley, pursuant to Municipal Code Section 91.8104.15.
- **Regulatory Compliance Measure RC-AE-4 (Signage): Compliance with provisions of the Los Angeles Building Code.** The project shall comply with the Los Angeles Municipal Code Section 91.6205, including on-site signage maximums and multiple temporary sign restrictions, as applicable.
- **Regulatory Compliance Measure RC-AE-5 (Signage on Construction Barriers): Compliance with provisions of the Los Angeles Building Code.** The project shall comply with the Los Angeles Municipal Code Section 91.6205, including but not limited to the following provisions:
 - The applicant shall affix or paint a plainly visible sign, on publically accessible portions of the construction barriers, with the following language: "POST NO BILLS".

- Such language shall appear at intervals of no less than 25 feet along the length of the publically accessible portions of the barrier.
- The applicant shall be responsible for maintaining the visibility of the required signage and for maintaining the construction barrier free and clear of any unauthorized signs within 48 hours of occurrence.

Agriculture and Forestry

Air Quality

- **Regulatory Compliance Measure RC-AQ-1(Demolition, Grading and Construction Activities): Compliance with provisions of the SCAQMD District Rule 403.** The project shall comply with all applicable standards of the South Coast Air Quality Management District, including the following provisions of District Rule 403:
 - All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
 - The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
 - All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
 - All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
 - All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
 - General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
 - Trucks having no current hauling activity shall not idle but be turned off.
- **Regulatory Compliance Measure RC-AQ-2:** In accordance with Sections 2485 in Title 13 of the California Code of Regulations, the idling of all diesel-fueled commercial vehicles (weighing over 10,000 pounds) during construction shall be limited to five minutes at any location.
- **Regulatory Compliance Measure RC-AQ-3:** In accordance with Section 93115 in Title 17 of the California Code of Regulations, operation of any stationary, diesel-fueled, compression-ignition engines shall meet specified fuel and fuel additive requirements and emission standards.

- **Regulatory Compliance Measure RC-AQ-4:** The Project shall comply with South Coast Air Quality Management District Rule 1113 limiting the volatile organic compound content of architectural coatings.
- **Regulatory Compliance Measure RC-AQ-5:** The Project shall install odor-reducing equipment in accordance with South Coast Air Quality Management District Rule 1138.
- **Regulatory Compliance Measure RC-AQ-6:** New on-site facility nitrogen oxide emissions shall be minimized through the use of emission control measures (e.g., use of best available control technology for new combustion sources such as boilers and water heaters) as required by South Coast Air Quality Management District Regulation XIII, New Source Review.
- **Regulatory Compliance Measure RC-AQ-7 (Spray Painting): Compliance with provisions of the SCAQMD District Rule 403.** The project shall comply with all applicable rules of the South Coast Air Quality Management District, including the following:
 - All spray painting shall be conducted within an SCAQMD-approved spray paint booth featuring approved ventilation and air filtration system.
 - Prior to the issuance of a building permit, use of land, or change of use to permit spray painting, certification of compliance with SCAQMD air pollution regulations shall be submitted to the Department of Building and Safety.

Biology

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

permit is required. Contact: LSAA Program, 4949 Viewridge Avenue, San Diego, CA 92123, (858) 636-3160.

Cultural Resources

- **Regulatory Compliance Measure RC-CR-1 (Designated Historic-Cultural Resource): Compliance with United States Department of the Interior – National Park Service – Secretary of the Interior’s Standards for the Treatment of Historic Properties.** The project shall comply with the Secretary of the Interior's Standards for Historical Resources, including but not limited to the following measures:
 - Prior to the issuance of any permit, the project shall obtain clearance from the Department of Cultural Affairs for the proposed work.
 - A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
 - The historic character of a property shall be retained and preserved. The removal of historic material or alteration of features and spaces shall be avoided.
 - Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other buildings, shall not be undertaken.
 - Most properties change over time; those changes that have acquired significance in their own right shall be retained and preserved.

- **Regulatory Compliance Measure RC-CR-2 (Archaeological):** If archaeological resources are discovered during excavation, grading, or construction activities, work shall cease in the area of the find until a qualified archaeologist has evaluated the find in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. Personnel of the proposed Modified Project shall not collect or move any archaeological materials and associated materials. Construction activity may continue unimpeded on other portions of the Project site. The found deposits would be treated in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2.
 - Distinctive features, finishes and construction techniques or examples of skilled craftsmanship which characterize an historic property shall be preserved.
 - Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive historic feature, the new feature shall match the old in design, color, texture, and other visual qualities, and where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
 - Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

- Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
 - New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
 - New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
- **Regulatory Compliance Measure RC-CR-3 (Paleontological):** If paleontological resources are discovered during excavation, grading, or construction, the City of Los Angeles Department of Building and Safety shall be notified immediately, and all work shall cease in the area of the find until a qualified paleontologist evaluates the find. Construction activity may continue unimpeded on other portions of the Project site. The paleontologist shall determine the location, the time frame, and the extent to which any monitoring of earthmoving activities shall be required. The found deposits would be treated in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2.
 - **Regulatory Compliance Measure RC-CR-4 (Human Remains):** If human remains are encountered unexpectedly during construction demolition and/or grading activities, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to California Public Resources Code (PRC) Section 5097.98. In the event that human remains are discovered during excavation activities, the following procedure shall be observed:

- Stop immediately and contact the County Coroner:

1104 N. Mission Road
Los Angeles, CA 90033

323-343-0512 (8 a.m. to 5 p.m. Monday through Friday) or
323-343-0714 (After Hours, Saturday, Sunday, and Holidays)

If the remains are determined to be of Native American descent, the Coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC will immediately notify the person it believes to be the most likely descendent of the deceased Native American. The most likely descendent has 48 hours to make recommendations to the owner, or representative, for the treatment or disposition, with proper dignity, of the human remains and grave goods. If the owner does not accept the descendant's recommendations, the owner or the descendent may request mediation by the NAHC.

Geology and Soils

- **Regulatory Compliance Measure RC-GEO-1 (Seismic):** The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.
- **Regulatory Compliance Measure RC-GEO-2 (Hillside Grading Area):** The grading plan shall conform with the City's Landform Grading Manual guidelines, subject to approval by the Advisory Agency and the Department of Building and Safety's Grading Division. Appropriate erosion control and drainage devices shall be provided to the satisfaction of the Building and Safety Department. These measures include interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned.
- **Regulatory Compliance Measure RC-GEO-3 (Landslide Area):** Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The geotechnical report shall assess potential consequences of any landslide and soil displacement, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to:
 - ground stabilization
 - selection of appropriate foundation type and depths
 - selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures

The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.

- **Regulatory Compliance Measure RC-GEO-4 (Liquefaction Area):** The project shall comply with the Uniform Building Code Chapter 18. Division 1 Section 1804.5 Liquefaction Potential and Soil Strength Loss. Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The geotechnical report shall assess potential consequences of any liquefaction and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to:
 - ground stabilization
 - selection of appropriate foundation type and depths
 - selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures.

The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.

- **Regulatory Compliance Measure RC-GEO-5 (Subsidence Area):** Prior to the issuance of building or grading permits, the applicant shall submit a geotechnical report prepared by a registered civil engineer or certified engineering geologist to the written satisfaction of the Department of Building and Safety. The geotechnical report shall assess potential consequences of any subsidence and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures. The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.

- **Regulatory Compliance Measure RC-GEO-6 (Expansive Soils Area):** Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The geotechnical report shall assess potential consequences of any soil expansion and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures. The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.

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

Hazards and Hazardous Materials

- **Regulatory Compliance Measure RC-HAZ-1: Explosion/Release (Existing Toxic/Hazardous Construction Materials)**
 - **(Asbestos)** Prior to the issuance of any permit for the demolition or alteration of the existing structure(s), the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant indicating that no Asbestos-Containing Materials (ACM) are present in the building. If ACMs are found to be present, it will need to be abated in compliance with the South Coast Air Quality Management District's

Rule 1403 as well as all other applicable State and Federal rules and regulations.

- **(Lead Paint)** Prior to issuance of any permit for the demolition or alteration of the existing structure(s), a lead-based paint survey shall be performed to the written satisfaction of the Department of Building and Safety. Should lead-based paint materials be identified, standard handling and disposal practices shall be implemented pursuant to OSHA regulations.
 - **(Polychlorinated Biphenyl – Commercial and Industrial Buildings)** Prior to issuance of a demolition permit, a polychlorinated biphenyl (PCB) abatement contractor shall conduct a survey of the project site to identify and assist with compliance with applicable state and federal rules and regulation governing PCB removal and disposal.
- **Regulatory Compliance Measure RC-HAZ-2: Explosion/Release (Methane Zone):** As the Project Site is within a methane zone, prior to the issuance of a building permit, the Site shall be independently analyzed by a qualified engineer, as defined in Ordinance No. 175,790 and Section 91.7102 of the LAMC, hired by the Project Applicant. The engineer shall investigate and design a methane mitigation system in compliance with the LADBS Methane Mitigation Standards for the appropriate Site Design Level which will prevent or retard potential methane gas seepage into the building. The Applicant shall implement the engineer's design recommendations subject to DOGGR, LADBS and LAFD plan review and approval.
 - **Regulatory Compliance Measure RC-HAZ-3: Explosion/Release (Soil Gases):** During subsurface excavation activities, including borings, trenching and grading, OSHA worker safety measures shall be implemented as required to preclude any exposure of workers to unsafe levels of soil-gases, including, but not limited to, methane.
 - **Regulatory Compliance Measure RC-HAZ-4 Listed Sites (Removal of Underground Storage Tanks):** Underground Storage Tanks shall be decommissioned or removed as determined by the Los Angeles City Fire Department Underground Storage Tank Division. If any contamination is found, further remediation measures shall be developed with the assistance of the Los Angeles City Fire Department and other appropriate State agencies. Prior to issuance of a use of land or building permit, a letter certifying that remediation is complete from the appropriate agency (Department of Toxic Substance Control or the Regional Water Quality Control Board) shall be submitted to the decision maker.
 - **Regulatory Compliance Measure RC-HAZ-5 (Hazardous Materials Site):** Prior to the issuance of any use of land, grading, or building permit, the applicant shall obtain a sign-off from the Fire Department indicating that all on-site hazardous materials, including contamination of the soil and groundwater, have been suitably remediated, or that the proposed project will not impede proposed or on-going remediation measures.

Hydrology and Water Quality

- **Regulatory Compliance Measure RC-WQ-1: National Pollutant Discharge Elimination System General Permit.** Prior to issuance of a grading permit, the Applicant shall obtain coverage under the State Water Resources Control Board National Pollutant Discharge Elimination System General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No. 2009-0009-DWQ, National Pollutant Discharge Elimination System No. CAS000002) (Construction General Permit) for Phase 1 of the proposed Modified Project. The Applicant shall provide the Waste Discharge Identification Number to the City of Los Angeles to demonstrate proof of coverage under the Construction General Permit. A Storm Water Pollution Prevention Plan shall be prepared and implemented for the proposed Modified Project in compliance with the requirements of the Construction General Permit. The Storm Water Pollution Prevention Plan shall identify construction Best Management Practices to be implemented to ensure that the potential for soil erosion and sedimentation is minimized and to control the discharge of pollutants in stormwater runoff as a result of construction activities.
- **Regulatory Compliance Measure RC-WQ-2: Dewatering.** If required, any dewatering activities during construction shall comply with the requirements of the Waste Discharge Requirements for Discharges of Groundwater from Construction and Project Dewatering to Surface Waters in Coastal Watersheds of Los Angeles and Ventura Counties (Order No. R4-2008-0032, National Pollutant Discharge Elimination System No. CAG994004) or subsequent permit. This will include submission of a Notice of Intent for coverage under the permit to the Los Angeles Regional Water Quality Control Board at least 45 days prior to the start of dewatering and compliance with all applicable provisions in the permit, including water sampling, analysis, and reporting of dewatering-related discharges.
- **Regulatory Compliance Measure RC-WQ-3: Low Impact Development Plan.** Prior to issuance of grading permits, the Applicant shall submit a Low Impact Development Plan and/or Standard Urban Stormwater Mitigation Plan to the City of Los Angeles Bureau of Sanitation Watershed Protection Division for review and approval. The Low Impact Development Plan and/or Standard Urban Stormwater Mitigation Plan shall be prepared consistent with the requirements of the Development Best Management Practices Handbook.
- **Regulatory Compliance Measure RC-WQ-4: Development Best Management Practices.** The Best Management Practices shall be designed to retain or treat the runoff from a storm event producing 0.75 inch of rainfall in a 24-hour period, in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a licensed civil engineer or licensed architect confirming that the proposed Best Management Practices meet this numerical threshold standard shall be provided.
- **Regulatory Compliance Measure RC-WQ-5 (Alteration of a State or Federal Watercourse):** The project shall comply with the applicable sections of the federal Clean Water Act (CWA) and California's Porter Cologne Water Quality Control Act (Porter Cologne). Prior to the issuance of any grading, use of land, or building

permit which may affect an existing watercourse, the applicant shall consult with the following agencies and obtain all necessary permits and/or authorizations, to the satisfaction of the Department of Building and Safety. Compliance shall be determined through written communication from each jurisdictional agency, a copy of which shall be submitted to the Environmental Review case file for reference:

- *United States Army Corps of Engineers.* The applicant shall obtain a Jurisdictional Determination (preliminary or approved), or a letter otherwise indicating that no permit is required. Contact: Aaron O. Allen, Chief - North Coast Branch, Regulatory Division, 805-585-2148.
 - *State Water Resources Control Board.* The applicant shall consult with the 401 Certification and Wetlands Unit and obtain all necessary permits and/or authorizations, or a letter otherwise indicating that no permit is required. Contact: 401 Certification and Wetlands Unit, Los Angeles Region, 320 W 4th Street, #200, Los Angeles, CA 90013, (213) 576-6600.
 - *California Department of Fish and Wildlife.* The applicant shall consult with the Lake and Streambed Alteration Agreement Program and obtain a Streambed Alteration Agreement, or a letter otherwise indicating that no permit is required. Contact: LSAA Program, 4949 Viewridge Avenue, San Diego, CA 92123, (858) 636-3160.
- **Regulatory Compliance Measure RC-WQ-6 (Flooding/Tidal Waves):** The project shall comply with the requirements of the Flood Hazard Management Specific Plan, Ordinance No. 172081 effective 7/3/98.

Land Use and Planning

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

Mineral Resources

Noise

- **Regulatory Compliance Measure RC-NO-1 (Demolition, Grading, and Construction Activities):** The project shall comply with 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.

Population and Housing

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

Public Services

Schools

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

Parks

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

Recreation

See RC measures above under Parks.

Transportation and Traffic

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

Public Utilities and Service Systems

Water Supply

- **Regulatory Compliance Measure RC-WS-1 (Fire Water Flow)** The Project Applicant shall consult with the LADBS and LAFD to determine fire flow requirements for the Proposed Project, and will contact a Water Service Representative at the LADWP to order a SAR. This system hydraulic analysis will determine if existing LADWP water supply facilities can provide the proposed fire flow requirements of the Project. If water main or infrastructure upgrades are required, the Applicant would pay for such upgrades, which would be constructed by either the Applicant or LADWP.
- **Regulatory Compliance Measure RC-WS-2 (Green Building Code):** The Project shall implement all applicable mandatory measures within the LA Green Building Code that would have the effect of reducing the Project's water use.
- **Regulatory Compliance Measure RC-WS-3 (New Carwash):** The applicant shall incorporate a water recycling system to the satisfaction of the Department of Building and Safety.
- **Regulatory Compliance Measure RC-WS-4 (Landscape)** The Project shall comply with Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance (e.g., use drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray, set automatic sprinkler systems to irrigate during the early morning or evening hours to minimize water loss due to evaporation, and water less in the cooler months and during the rainy season).

Energy

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

Solid Waste

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