HOUSING AUTHORITY
of the County of Los Angeles
Administrative Office
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Gloria Molina
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Commissioners

Carlos Jackson
Executive Director

December 13, 2005

Honorable Board of Commissioners
Housing Authority of the
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Commissioners:

APPROVAL OF NINTH ALLOCATION OF CITY OF INDUSTRY REDEVELOPMENT HOUSING SET-ASIDE FUNDS FOR AFFORDABLE MULTIFAMILY DEVELOPMENTS AND APPROVAL OF ENVIRONMENTAL DOCUMENTATION (1, 2, 3)
(3 Vote)

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find that the James Wood Apartments and Mariposa Place, affordable housing projects, are exempt from the California Environmental Quality Act (CEQA), per Section 15280 of the CEQA Guidelines, as described herein.

2. Acting as the responsible agency pursuant to the California Environmental Quality Act (CEQA), certify that the Housing Authority has considered the attached Initial Study/Mitigated Negative Declaration (IS/MND), including any public comments, for the Temple Villas development project, prepared by the City of Los Angeles as lead agency, and the Environmental Assessment/Mitigated Negative Declaration (EA/MND) for the Mason Court development project, prepared by the County of Los Angeles as lead agency, and find that the mitigation measures identified in the IS/MND and the EA/MND are adequate to avoid or reduce potential environmental impacts to below significant levels.

3. Find that the above environmental documents reflect the independent judgment of the Housing Authority and authorize the Executive Director to take any and all actions necessary to complete implementation of the above environmental review actions.

4. Approve loans to developers using City of Industry Redevelopment Housing Set-Aside Funds (Industry Funds), in a total amount of up to $4,325,992, for the development of a maximum of four affordable multifamily rental housing developments, identified in Attachment A, which have been selected through a Request for Proposals (RFP) process approved by your Board on June 2, 1998, and amended on December 5, 2000.

5. Authorize the Executive Director to recommend a partial allocation of the amount of Industry Funds requested by a developer when a significant amount of Industry Funds remains available following the selection of projects eligible for award of this ninth allocation of Industry Funds in the amounts requested and, at the discretion of the Executive Director, to make the partial allocation available for a period of up to 18 months.

6. Authorize the Executive Director to negotiate and execute Loan Agreements and all related documents with the selected developers for the purposes described above, to be effective following approval as to form by County Counsel and execution by all parties.

7. Authorize the Executive Director to execute documents to subordinate the loans to permitted construction and permanent financing, to execute any necessary intergovernmental, interagency, or inter-creditor agreements, and to execute and modify all related documents as necessary for the implementation of each development.

8. Authorize the Executive Director to incorporate a maximum of $4,325,992 in Industry Funds into the Housing Authority's Fiscal Year 2005-2006 approved budget, as needed to fund development of the recommended projects.

PURPOSE /JUSTIFICATION OF RECOMMENDED ACTION:

The purpose of this action is to approve the ninth allocation of Industry Funds to fund construction of four developments that will provide affordable multifamily rental housing in incorporated and unincorporated areas within a 15-mile radius of the City of Industry, and to approve the environmental documentation for these developments.

FISCAL IMPACT/FINANCING:

There is no impact on the County general fund. The Housing Authority is recommending loans to developers in a total amount up to $4,325,992 to fund construction of four developments.

Final loan amounts will be determined following completion of negotiations with the developers and arrangements with other involved lenders. Each loan will be evidenced

by a promissory note and secured by a deed of trust, with the term of affordability enforced by recorded Covenants, Conditions and Restrictions. Funds for these loans will be included in the Housing Authority's budget.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS:

Industry Funds consist of 20 percent of tax increment funds collected by the City of Industry's Redevelopment Agency that have been transferred to the Housing Authority to develop low- and moderate-income housing. Eight previous RFP processes have awarded a total of an estimated $120,982,201 in Industry Funds to 143 developments, creating 5,014 units of affordable and special needs housing, and leveraging over $793,893,750 in other sources of funds.

The ninth RFP process has now been completed. The original amount established for the ninth allocation was approximately $10,085,583, with any unallocated funds to be "rolled over" into future funding rounds. It is recommended that in the current round, if significant amounts remain available following the selection of projects eligible for the amounts requested, the Executive Director be given the authority to make the allocation available for a period of up to 18 months, depending on the project viability.

A total of 13 RFP applications were received. Three of the applications were for special needs developments, with the remaining 10 applications for affordable rental housing. The three applications for special needs housing were incomplete and failed to meet the threshold requirements established by the RFP. As a result, the RFP for special needs housing will be re-issued and proposers will be given another opportunity to submit a proposal. Therefore, recommendations for funding of special needs developments will be presented to your Board at a later date.

Industry Funds will be allocated to the four highest scoring affordable multifamily projects, which will create 140 Industry Fund-assisted units and leverage a total of $52,151,788 in other sources of funds. A summary of the recommended allocations is provided as Attachment A.

The current funding recommendations will provide Industry Funds to the developers through loan agreements to be executed by the Executive Director, following completion of financial arrangements and approval as to form by County Counsel. All loan agreements will incorporate affordability restrictions, terms and conditions established by the Housing Authority, and provisions requiring developers to comply with all applicable federal, state, and local laws.

The loan agreements will set aside a minimum of 20 percent of rental units at rates affordable to low-income households earning less than 50 percent of the median income for the Los Angeles-Long Beach Metropolitan Statistical Area (MSA), adjusted for family size, as established by the U.S. Department of Housing and Urban Development (HUD). The loan agreements will require that the housing units be set aside for a period of 55 years. This letter has been reviewed by County Counsel.

REQUEST FOR PROPOSALS AND SELECTION PROCESS:

The Housing Authority conducted the ninth RFP in accordance with the Allocation and Distribution Plan adopted by your Board. On July 5, 2005, the Housing Authority began advertising the RFP in local newspapers and initiated informational workshops to provide applicants with technical assistance. The Housing Authority conducted an informational meeting for all potential applicants in July 2005. Proposals were accepted until August 29, 2005.

Affordable Housing Developments

In order to allow greater flexibility in awards, no specific goals were set for this category.

TYPE	DEMAND	ALLOCATION
Multifamily Rental	10 Proposals $12,781,482	4 Developments $4,325,992

Each recommended proposal has undergone a review by Housing Authority staff and technical consultants. Following this process, the proposals were forwarded to an independent review panel comprised of industry and government experts.

The RFP included a process for applicants to appeal individual scores on procedural issues or technical errors. Applicants were notified of the results on November 4, 2005 and given ten days to appeal. The hearing of appeals and final actions by the independent review panel occurred on November 14, 2005. An appeal was received for the Temple Villas development and the project score was revised from 81 to 82 points.

The recommended funding awards are based on the same threshold criteria adopted for the last allocation, whereby projects scoring a minimum of 70 points are eligible for funding. The recommended awards are being made in accordance with the County's current Housing and Community Development Plan (HCDP) and the planning documents of other affected jurisdictions. The Executive Director may enter into memoranda of understanding and other agreements with other jurisdictions, if necessary, for development of the proposed projects.

ENVIRONMENTAL DOCUMENTATION:

The four proposed projects identified in Attachment A have been reviewed by the Housing Authority pursuant to the requirements of CEQA. The Temple Villas project required preparation of an IS/MND by the City of Los Angeles as lead agency, and the Mason Court project required preparation of an EA/MND by the County of Los Angeles as lead agency.

As the responsible agency, and in accordance with the requirements of the State CEQA Guidelines, the Housing Authority reviewed the Temple Villas IS/MND and the Mason

Court EA/MND and determined that the mitigation measures identified for these projects, by their respective lead agencies, are adequate to avoid, or reduce below significant levels, potentially adverse impacts on the environment. The Housing Authority's consideration of the IS/MND and EA/MND, including mitigation measures, and filing of a Notice of Determination, will satisfy the State CEQA Guidelines as stated in Article 7, Section 15096.

On September 14, 2004, the County of Los Angeles adopted, as lead agency, an EA/MND for the Mason Court Project. County adoption of the EA/MND as lead agency, and filing of a Notice of Determination, meets the requirements of CEQA.

On May 5, 2005, the City of Los Angeles adopted, as lead agency, the IS/MND for the Temple Villas Project and found the filing of a Notice of Determination meets the requirements of CEQA.

The remaining two projects, James Wood Apartments and Mariposa Place, are exempt from the requirements of CEQA, in accordance with State CEQA Guidelines Article 18 Statutory Exemptions, Section 15280, because they will be lower-income housing developments of less than 100 units in an urbanized area for a period of at least 15 years.

The environmental documentation is provided as Attachment B.

CONCLUSION:

The recommended allocation of Industry Funds totaling $4,325,992 will leverage $52,151,788 in other sources of funds, over 11 times the Industry Funds recommended for allocation at this time.

Qualified applicants not currently recommended for funding have been encouraged to resubmit applications for funding in subsequent RFP processes.

IMPACT ON CURRENT PROGRAM:

This action will increase the County's supply of affordable housing.

Respectfully submitted,

Carlos Jackson

CARLOS JACKSON
Executive Director

CJ:CH

Attachments: 2

ATTACHMENT A

RECOMMENDED ALLOCATIONS - NINTH RFP
FOR CITY OF INDUSTRY FUNDS FOR INCORPORATED AND UNINCORPORATED AREAS
AFFORDABLE HOUSING DEVELOPMENTS

District	Location	Development/Applicant	Type of Development	No. of Units	Set-Aside Units	Industry Funds Recommended	Local and Other Resources	Total Development Cost
1	Echo Park	Temple Villas/W.O.R.K.S.	Multifamily	52	38	$ 1,118,492	$ 11,722,858	$ 12,841,350
1	Westlake Redevelopment Area	James Wood Apts./1010 Dev. Corp., DECRO, Oldtimers Dev. Corp.	Multifamily	61	32	$ 987,539	$ 20,092,041	$ 21,079,580
2	Unincorporated Willowbrook	Mason Court/Beyond Shelter Hsg. Dev. Corp.	Multifamily	12	12	$ 337,123	$ 2,928,312	$ 3,265,435
3	Hollywood	Mariposa Place/Hollywood Community Dev. Corp.	Multifamily	58	58	$ 1,882,838	$ 17,408,577	$ 19,291,415
				183	140	$ 4,325,992	$ 52,151,788	$ 56,477,780

CITY OF LOS ANGELES

OFFICE OF THE CITY CLERK
ROOM 615, CITY HALL
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

INITIAL STUDY AND CHECKLIST

(Article IV – City CEQA Guidelines)

LEAD CITY AGENCY	COUNCIL DISTRICT	DATE
Department of City Planning	CD1 - Reyes	8 April 2004

RESPONSIBLE AGENCIES

n/a

PROJECT TITLE/NO.	CASE NO.
Temple Street Apartments (SPE)	ENV-2004-0688

PREVIOUS ACTIONS CASE NO.	☐ DOES have significant changes from previous actions. ☐ DOES NOT have significant changes from previous actions.
CPC-1987-182-SP	

PROJECT DESCRIPTION:

Specific Plan Exception for a four-story, 51-unit (100% affordable) apartment complex with approximately 52 parking spaces in the CW Zone — Site area: 31,789sf, Floor area: 51,290sf, Height: 36' -- CCWSPA

ENVIRONMENTAL SETTING:

The site is sloped (downward) from the Hollywood Freeway to Temple Street, with a small ridge on the southerly PL near street level.

PROJECT LOCATION

1417-29 W. Temple St. & 520 N. Patton St., Echo Park

PLANNING DISTRICT	STATUS: ☐ PRELIMINARY ☐ PROPOSED ☐ ADOPTED date
Silver Lake- Echo Park/Gtr Echo Park Elysian Neighborhood Council / East Los Angeles Commission	

EXISTING ZONING	MAX. DENSITY ZONING	☐ DOES CONFORM TO PLAN
CW	n/a	
PLANNED LAND USE & ZONE	MAX. DENSITY PLAN	☐ DOES NOT CONFORM TO PLAN
Neighborhood Office Commercial & same as above	n/a	
SURROUNDING LAND USES	PROJECT DENSITY	☐ NO DISTRICT PLAN
See Environmental Setting above	n/a	

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.

Antonio Lopez — Assistant Planner

SIGNATURE — TITLE

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 that significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of a mitigation measure has reduced an effect from "Potentially Significant Impact" to "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analysis," cross referenced).

5) Earlier analysis must be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR, or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:

   a) Earlier Analysis Used. Identify and state where they are available for review.

b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

c) Mitigation Measures. For effects that are "Less Than Significant With Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated

7) Supporting Information Sources: A sources list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whichever format is selected.

9) The explanation of each issue should identify:
a) The significance criteria or threshold, if any, used to evaluate each question; and
b) The mitigation measure identified, if any, to reduce the impact to less than significance.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

☑ Aesthetics	☐ Hazards & Hazardous Materials	☑ Public Services
☐ Agricultural Resources	☑ Hydrology/Water Quality	☑ Recreation
☑ Air Quality	☑ Land Use/Planning	☐ Transportation/Traffic
☐ Biological Resources	☐ Mineral Resources	☐ Utilities/Service Systems
☑ Cultural Resources	☑ Noise	☐ Mandatory Findings of Significance
☑ Geology/Soils	☐ Population/Housing	

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

☞ BACKGROUND

PROPONENT NAME	PHONE NUMBER
W.O.R.K.S.	(213) 202-3930

PROPONENT ADDRESS

1139 W. 6th St., Los Angeles 90017.

AGENCY REQUIRING CHECKLIST	DATE SUBMITTED
Department of City Planning	

PROPOSAL NAME (If Applicable)

ENVIRONMENTAL IMPACTS

(Explanations of all potentially and less than significant impacts are required to be attached on separate sheets)

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS. Would the project:				
a. Have a substantial adverse effect on a scenic vista?	☐	☐	☐	✓
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, or other locally recognized desirable aesthetic natural feature within a city-designated scenic highway?	☐	☐	☐	✓
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☑	☐	☐
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☑	☐
II. AGRICULTURAL RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	✓
b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?	☐	☐	☐	✓
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☐	✓
III. AIR QUALITY. The significance criteria established by the South Coast Air Quality Management District (SCAQMD) may be relied upon to make the following determinations. Would the project result in:				
a. Conflict with or obstruct implementation of the SCAQMD or Congestion Management Plan?	☐	☐	☐	✓
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☐	✓

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Cause a substantial adverse change in significance of an archaeological resource pursuant to State CEQA §15064.5?	☐	☑	☐	
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☑
d. Disturb any human remains, including those interred outside of formal cemeteries?	☐		☐	☑

VI. GEOLOGY AND SOILS. Would the project:

a. Exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving :				
i. 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.	☐	☐	✓	☐
ii. Strong seismic ground shaking?	☐	☐	✓	☐
iii. Seismic-related ground failure, including liquefaction?	☐	☐	☐	☑
iv. Landslides?	☐	☐	☐	✓
b. Result in substantial soil erosion or the loss of topsoil?	☐	☑	☐	☐
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potential result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☐	☐	☑
d. 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?	☐	☐	☐	✓
e. 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 wastewater?	☐	☐	☐	✓

VII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☑

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the air basin is non-attainment (ozone, carbon monoxide, & PM 10) under an applicable federal or state ambient air quality standard?	☐	☐	☐	✓
d. Expose sensitive receptors to substantial pollutant concentrations?	☐	☑	☐	☐
e. Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☑
IV. BIOLOGICAL RESOURCES. Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations by the California Department of Fish and Game or U.S. Fish and Wildlife Service ?	☐	☐	☐	✓
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in the City or regional plans, policies, regulations by the California Department of Fish and Game or U.S. Fish and Wildlife Service ?	☐	☐	☐	✓
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh vernal pool, coastal, etc.) Through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	✓
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	✓
e. Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance (e.g., oak trees or California walnut woodlands)?	☐	☐	☐	☑
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☑
V. CULTURAL RESOURCES: Would the project:				
a. Cause a substantial adverse change in significance of a historical resource as defined in State CEQA §15064.5?	☐	☐	☐	✓

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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 the people residing or working in the area?	☐	☐	☐	✓
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	✓
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	☑
VIII. HYDROLOGY AND WATER QUALITY. Would the proposal result in:				
a. Violate any water quality standards or waste discharge requirements?	☐	☐	☐	☑
b. Substantially deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned land uses for which permits have been granted)?	☐	☐	☐	☑
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	☑	☐

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in an manner which would result in flooding on- or off site?	☐	☐	☑	☐
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☑	☐	☐
f. Otherwise substantially degrade water quality?	☐	☑	☐	☐
g. Place housing within a 100-year flood plain as mapped on federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☑
h. Place within a 100-year flood plain structures which would impede or redirect flood flows?	☐	☐	☐	✓
i. Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	✓
j. Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☑
IX. LAND USE AND PLANNING. Would the project:				
a. Physically divide an established community?	☐	☐	☐	☑
b. Conflict with applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☑	☐	☐
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☑
X. MINERAL RESOURCES. Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	✓
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	☐	☐	☐	✓

XI. NOISE. Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Exposure of persons to or generation of noise in level in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☑	☐	
b. Exposure of people to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☑
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☑	☐
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☑	☐	☐
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	✓
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	✓
XII. POPULATION AND HOUSING. Would the project:				
a. Induce substantial population growth in an area either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	✓
b. Displace substantial numbers of existing housing necessitating the construction of replacement housing elsewhere?	☐	☐	☐	✓
c. Displace substantial numbers of people necessitating the construction of replacement housing elsewhere?	☐	☐	☐	✓
XIII. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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:				
a. Fire protection?	☐	☐	☐	☑
b. Police protection?	☐	☑	☐	☐

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Schools?	☐	☐	☐	✓
d. Parks?	☐		☑	☐
e. Other governmental services (including roads)?	☐	☐	☐	✓
XIV. 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?	☐	☐	☐	✓
XV. TRANSPORTATION/CIRCULATION. Would the project:				
a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to ratio capacity on roads, or congestion at intersections)?	☐	☐	☑	
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	☐	☐	☐	✓
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	✓
d. Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐		☐	☑
e. Result in inadequate emergency access?	☐	☐	☐	✓
f. Result in inadequate parking capacity?	☐	☐	☐	✓
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☐	✓

XVI. UTILITIES. Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	✓
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	✓
c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	✓
d. Have sufficient water supplies available to serve the project from existing entitlements and resource, or are new or expanded entitlements needed?	☐	☐	☐	✓
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the 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?	☐	☐	☐	✓

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

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

(see attachment for impacts analysis)

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 (i.e., Aesthetics, Air Quality, etc.). The State of California Dept. of Conservation, Div. Of Mines and Geology seismic hazards maps and reports are used to identify potential future significant seismic events, including liquefaction. Based on applicant information provided in the Master Land Use Application and Envrironmental Assessment Form, impact evaluations were based on stated facts contained therein, including but not limited to, the aforementioned sources, field investigation, and any other reliable reference materials known at the time.

Sources:

California Geological Survey website, Seismic Hazard Mapping Program page, http://gmw.consrv.ca.gov/shmp/

City of Los Angeles CEQA Thresholds Gd.

City of Los Angeles Municipal Code, Vol. 1

California Geological Survey website, Seismic Hazard Mapping Program page, http://gmw.consrv.ca.gov/shmp/

Navigate LA - http://boemaps.eng.ci.la.ca.us/index01.htm

ZIMAS - www.lacity.org/PLN/

PREPARED BY	TITLE	TELEPHONE #	DATE
Antonio Isaia	Assistant Planner	(213) 978-1353	8 April. 2004

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	COUNCIL DISTRICT
LOS ANGELES CITY PLANNING DEPARTMENT	1
PROJECT TITLE	**CASE NO.**
ENV-2004-688-MND	

PROJECT LOCATION

1417-1429 W. Temple Street and 520 N. Patton Street; Silverlake-Echo Park

PROJECT DESCRIPTION

Specific Plan Exception for a 4-story, 51-unit (100% affordable) apartment complex with approximately 52 parking spaces in the CW zone. Site Area: 31,789 square-feet (sq. ft.); Floor Area: 51,290 sq. ft.; Height: 36'; Central City West Specific Plan Area.

NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY

Women Organizing Resources,
Knowledge and Services (W.O.R.K.S.)
1139 W. 6th Street
Los Angeles, CA 90017

FINDING:

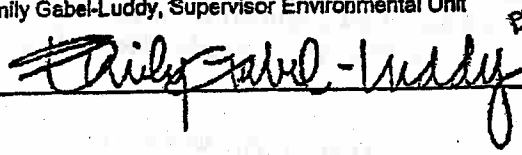
The City Planning Department of the City of Los Angeles has proposed that a mitigated negative declaration be adopted for this project because the mitigation measures(s) outlined on the attached page(s) will reduce any potential significant adverse effects to a level of insignificance.

(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 this mitigated negative declaration, amend it, or require preparation of an EIR. Any changes made should be supported by substantial evidence in the record and appropriate findings made.

THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED..

NAME OF PERSON PREPARING THIS FORM	TITLE	TELEPHONE NUMBER	
Antonio Isais	CITY PLANNING ASSISTANT	(213)978-1353	
ADDRESS	**SIGNATURE (Official)** Emily Gabel-Luddy, Supervisor Environmental Unit		**DATE**
200 N. Spring Street, Room 763 Los Angeles, CA 90012			04/08/04

I b1. **Aesthetics (Hillside Site Design)**
Environmental impacts, such as alteration of existing or natural terrain may result from project implementation. However, these impacts will be mitigated to a level of insignificance by the following measures:

- Grading shall be kept to a minimum.
- Natural features, such as prominent knolls or ridge lines shall be preserved.
- Project shall comply with the City's Hillside Development Guidelines.

I b2. **Aesthetics (Landscaping)**
Environmental impacts to the character and aesthetics of the neighborhood may result from project implementation. However, the potential impacts will be mitigated to a level of insignificance by the following measure:

- All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect to the satisfaction of the Planning Department.

I b4. **Aesthetics (Graffiti)**
Environmental impacts may result from project implementation due to graffiti and accumulation of rubbish and debris along the wall(s) adjacent to public rights-of-way. However, this potential impact will be mitigated to a level of insignificance by the following measures:

- The owners shall maintain the subject property clean and free of debris and rubbish and to promptly remove any graffiti from the walls, pursuant to Municipal Code Sections 91.8101-F, 91.8904-1 and 91.1707-E.
- Exterior walls of new commercial and residential buildings of other than glass may be covered with clinging vines, screened by oleander trees or similar vegetation capable of covering or screening entire walls up to heights of at least 9-feet, excluding windows and signs.

III d1. **Air Pollution (Stationary)**
Adverse impacts upon future occupants may result from the project implementation due to existing ambient air pollution levels in the project vicinity. However, this impact can be mitigated to a level of insignificance by the following measure:

(CONTINUED ON NEXT PAGE)

- The applicant shall install air filtration system(s) to reduce the diminished air quality effects on occupants of the project.

V b. **Cultural Resources (Archaeological)**
Environmental impacts may result from project implementation due to the project's location in an area likely to yield unrecorded archaeological sites. However, the potential impacts will be mitigated to a level of insignificance by the following measures:

- If any archaeological materials are encountered during the course of the project development, the project shall be halted. The services of an archaeologist shall be secured by contacting the Center for Public Archaeology - Cal State University Fullerton, or a member of the Society of Professional Archaeologist (SOPA) or a SOPA-qualified archaeologist to assess the resources and evaluate the impact.
- Copies of the archaeological survey, study or report shall be submitted to the UCLA Archaeological Information Center.
- A covenant and agreement shall be recorded prior to obtaining a grading permit.

VI b. **Erosion/Grading/Short-Term Construction Impacts**
Environmental impacts may result from the visual alteration of natural landforms on the site due to grading. However, this impact will be mitigated to a level of insignificance by designing the grading plan to conform the City's Landform Grading Manual guidelines, subject to approval by the Advisory Agency and the Department of Building and Safety's Grading Division.

Short-term air quality, grading and noise impacts may result from the construction of the proposed project. However, these impacts can be mitigated to a level of insignificance by the following measures:

Air Quality

- All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
- The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
- All loads shall be secured by trimming, watering or other appropriate means to

(CONTINUED ON NEXT PAGE)

prevent spillage and dust.

- All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- All clearing, grading, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.

Noise

- The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- The project sponsor must comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.

Grading

Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. All grading activities require grading permits from the Department of Building and Safety. Additional provisions are required for grading activities within "hillside" areas. The application of BMPs includes but is not limited to the following mitigation measures:

- Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), construct diversion dikes to channel runoff around the site. Line channels with grass or roughened pavement to reduce runoff velocity.
- Incorporate appropriate erosion control and drainage devices to the satisfaction of the Building and Safety Department shall be incorporated, such as interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by

(CONTINUED ON NEXT PAGE)

Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned. These will shield and bind the soil.

- Stockpiles and excavated soil shall be covered with secured tarps or plastic sheeting.

General Construction

Sediment carries with it other work-site pollutants such as pesticides, cleaning solvents, cement wash, asphalt, and car fluids that are toxic to sea life.

- All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete; wood, and vegetation. Non recyclable materials/wastes must be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.
- Clean up leaks, drips and spills immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
- Do not hose down pavement at material spills. Use dry cleanup methods whenever possible.
- Cover and maintain dumpsters. Place uncovered dumpsters under a roof or cover with tarps or plastic sheeting.
- Use gravel approaches where truck traffic is frequent to reduce soil compaction and limit the tracking of sediment into streets.
- Conduct all vehicle/equipment maintenance, repair, and washing away from storm drains. All major repairs are to be conducted off-site. Use drip pans or drop clothes to catch drips and spills.

VIII c1. **Single Family/Multi Family Hillside Dwelling**

Environmental impacts may result from erosion of sloped hillsides carrying sediments into the stormwater drainage channels. However, the potential impacts will be mitigated to a level of insignificance by incorporating stormwater pollution control measures. Ordinance No. 172,176 and Ordinance No. 173,494 specify Stormwater and Urban Runoff Pollution Control which requires the application of Best Management Practices (BMPs). Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. Applicants must meet the requirements of the Standard Urban Stormwater Mitigation Plan (SUSMP) approved by Los Angeles Regional Water Quality Control Board, including the following: (A copy of the SUSMP can be downloaded at: http://www.swrcb.ca.gov/rwqcb4/).

(CONTINUED ON NEXT PAGE)

- Project applicants are required to implement stormwater BMPs to retain or treat the runoff from a storm event producing 3/4 inch of rainfall in a 24 hour period. The design of structural BMPs shall be in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard is required.
- Post development peak stormwater runoff discharge rates shall not exceed the estimated pre-development rate for developments where the increase peak stormwater discharge rate will result in increased potential for downstream erosion.
- Concentrate or cluster development on portions of a site while leaving the remaining land in a natural undisturbed condition.
- Limit clearing and grading of native vegetation at the project site to the minimum needed to build lots, allow access, and provide fire protection.
- Maximize trees and other vegetation at each site by planting additional vegetation, clustering tree areas, and promoting the use of native and/or drought tolerant plants.
- Promote natural vegetation by using parking lot islands and other landscaped areas.
- Preserve riparian areas and wetlands.
- Cut and fill slopes in designated hillside areas shall be planted and irrigated to prevent erosion, reduce run-off velocities and to provide long-term stabilization of soil. Plant materials include: grass, shrubs, vines, ground covers, and trees.
- Incorporate appropriate erosion control and drainage devices, such as interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code. Protect outlets of culverts, conduits or channels from erosion by discharge velocities by installing rock outlet protection. Rock outlet protection is a physical devise composed of rock, grouted riprap, or concrete rubble placed at the outlet of a pipe. Install sediment traps below the pipe outlet. Inspect, repair, and maintain the outlet protection after each significant rain.
- Any connection to the sanitary sewer must have authorization from the Bureau of Sanitation.
- All storm drain inlets and catch basins within the project area must be stenciled with prohibitive language (such as "NO DUMPING - DRAINS TO OCEAN") and/or graphical icons to discourage illegal dumping.
- Signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, must be posted at public access points along channels and creeks within the project area.
- Legibility of stencils and signs must be maintained.
- Materials with the potential to contaminate stormwater must be: (1) placed in an enclosure such as, but not limited to, a cabinet, shed, or similar structure that

(CONTINUED ON NEXT PAGE)

prevent contact with runoff spillage to the stormwater conveyance system; or (2) protected by secondary containment structures such as berms, dikes, or curbs.

- The storage area must be paved and sufficiently impervious to contain leaks and spills.
- The storage area must have a roof or awning to minimize collection of stormwater within the secondary containment area.
- The owner(s) of the property will prepare and execute a covenant and agreement (Planning Department General form CP-6770) satisfactory to the Planning Department binding the owners to post construction maintenance on the structural BMPs in accordance with the Standard Urban Stormwater Mitigation Plan and or per manufacturer's instructions.

IX a. **General Plan Designation/Zoning**
The proposed project would permit intensities and or densities exceeding those permitted by the existing Central City West Specific Plan. However, this potential impact will be mitigated to a level of insignificance by the following measure:

- Compliance with mitigation measures required by this mitigated negative declaration (MND).

XI a13. **Severe Noise Levels (Residential Only)**
Environmental impacts to future occupants may result from this project's implementation due to mobile noise. However, these impacts will be mitigated to a level of insignificance by the following measures:

- All exterior windows having a line of sight of Hollywood Freeway shall be constructed with double-pane glass and use exterior wall construction which provides a Sound Transmission Class of 50 or greater as defined in UBC No. 35-1, 1979 edition or any amendment thereto.
- The applicant, as an alternative, may retain an acoustical engineer to submit evidence, along with the application for a building permit, any alternative means of sound insulation sufficient to mitigate interior noise levels below a CNEL of 45 dBA in any habitable room.

XIII b1. **Public Services (Police General)**
Environmental impacts may result from project implementation due to the location of the project in an area having marginal police services. However, this potential impact

(CONTINUED ON NEXT PAGE)

will be mitigated to a level of insignificance by the following measure:

- Incorporate into the plans the design guidelines relative to security, semi-public and private spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed. Please refer to Design out Crime Guidelines: Crime Prevention Through Environmental Design published by the Los Angeles Police Department's Crime Prevention Section (located at Parker Center, 150 N. Los Angeles Street, Room 818, Los Angeles, (213)485-3134. These measures shall be approved by the Police Department prior to the issuance of building permits.

XVII d. **End.**
The conditions outlined in this proposed mitigated negative declaration which are not already required by law shall be required as condition(s) of approval be the decision-making body except as noted on the face page of this document.

Therefore, it is concluded that no significant impacts are apparent which might result from this project's implementation.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF DETERMINATION

(Article V, Section 7; Article VI, Section 11 City CEQA Guidelines)

ORIGINAL FILED

MAY 05 2005

LOS ANGELES, COUNTY CLERK

Public Resources Code Section 21152(a) requires local agencies to submit this information to the County Clerk. The filing of the notice starts a 30-day statute of limitations on court challenges to the approval of the project pursuant to Public Resources Code Section 21167. Failure to file the notice results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY AND ADDRESS	COUNCIL DISTRICT
Los Angeles City Planning Department 200 N. Spring Street, Room 601 Los Angeles, CA 90012	1

PROJECT TITLE (Including Its Common Name, If Any)	CASE NOS.
Specific Plan Exception, Project Permit Compliance - "Temple Villas Affordable Housing Project"	APCE 2004-5984-SPE-SPP ENV 2004-688-MND

PROJECT DESCRIPTION AND LOCATION
Specific Plan Exception (Central City West Specific Plan) and Project Permit Compliance for a new 52-unit, 100% affordable apartment complex.

CONTACT PERSON	STATE CLEARING HOUSE NUMBER	TELEPHONE NUMBER
Patricia Diefenderfer	n/a	(213) 978-1478

This is to advise that on May 3, 2005, the City Council of the City of Los Angeles approved the above described project and made the following determinations:

SIGNIFICANT EFFECT	☐ Project will have a significant effect on the environment. ☒ Project will not have a significant effect on the environment.
MITIGATION MEASURES	☒ Mitigation measures were made a condition of project approval. ☐ Mitigation measures were not made a condition of project approval.
OVERRIDING CONSIDERATION	☐ Statement of Overriding Considerations was adopted. ☐ Statement of Overriding Considerations was not adopted. ☒ Statement of Overriding Considerations was not required.
ENVIRONMENTAL IMPACT REPORT	☐ An Environmental Impact Report was prepared for project and may be examined at the Office of the City Clerk.* ☒ An Environmental Impact Report was not prepared for the project.
NEGATIVE DECLARATION	☒ A Negative Declaration or Mitigated Negative Declaration was prepared for the project and may be examined at the Office of the City Clerk* ☐ A Negative Declaration or Mitigated Negative Declaration was not prepared for the project.

SIGNATURE	TITLE	DATE OF PREPARATION
Patricia Diefenderfer	City Planner	May 3, 2005

DISTRIBUTION:	OFFICE OF THE CITY CLERK
Part 1 - County Clerk Part 2 - City Clerk Part 3 - Agency Record Part 4 - Resp. State Agency (if any)	Room 395, City Hall 200 N. Spring Street Los Angeles, CA 90012

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MITIGATION MONITORING

Temple Villas, LP has identified the herein listed mitigation monitor(s) for the implementation of mitigation measures relating to the environmental conditions listed in the attached Master Covenant and Agreement for Temple Villas as follows:

MITIGATION MONITOR

ENVIRON.CONDITION NO.	PRE-CONSTRUCTION	DURING CONSTRUCTION	POST CONSTRUCTION
1	Temple Villas, LP	Amcal General Contractors	Temple Villas, LP
2	N/A	Amcal General Contractors	Temple Villas, LP
3	N/A	Amcal General Contractors	N/A
4	N/A	Amcal General Contractors	N/A
5a	N/A	Amcal General Contractors	N/A
5b	N/A	Temple Villas, LP	N/A
5c	Temple Villas, LP	Temple Villas, LP	N/A
6a-f	N/A	Amcal General Contractors	N/A
7a-d	N/A	Amcal General Contractors	N/A
8a-c	N/A	Amcal General Contractors	N/A
9a-f	N/A	Amcal General Contractors	N/A
10a	Temple Villas, LP	Amcal General Contractors	N/A
10b-e	N/A	Amcal General Contractors	N/A
10f	Temple Villas, LP	Amcal General Contractors	Temple Villas, LP
11a	Temple Villas, LP	Amcal General Contractors	Temple Villas, LP
11b	N/A	Amcal General Contractors	N/A
11c	Temple Villas, LP	Amcal General Contractors	Temple Villas, LP
11d	Amcal General Contractors	N/A	N/A
11f	Temple Villas, LP	N/A	N/A
11g	N/A	Amcal General Contractors	N/A
11h	N/A	Amcal General Contractors	N/A
11i	N/A	Amcal General Contractors	Temple Villas, LP
11j	Temple Villas, LP	N/A	N/A
11k	Temple Villas, LP	Amcal General Contractors	Temple Villas, LP
12a-b	N/A	Amcal General Contractors	N/A
13	N/A	Amcal General Contractors	N/A
14	One Company Architecture	N/A	N/A
15	One Company Architecture	N/A	N/A
16	Temple Villas, LP	N/A	N/A
17	Temple Villas, LP	Amcal General Contractors	N/A
18	One Company Architecture	N/A	N/A
19	N/A	N/A	Temple Villas, LP

APPENDIX A

Mitigation Monitoring Plan
Mason Court Housing Project

This section reflects the mitigation monitoring and reporting program requirements of Public Resources Code Section 21081.6 in accordance with CEQA Guidelines 15097:

> *"...In order to ensure that the mitigation measures and project revisions identified in the EIR or negative declaration are implemented, the public agency shall adopt a program for monitoring or reporting on the revisions which it has required in the project and the measures it has imposed to mitigate or avoid significant environmental effects. A public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity which accepts the delegation; however, until mitigation measures have been completed the lead agency remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the program."*

Mitigation Measure	Responsible Party	Monitoring Agency	Monitoring Timing
Historic, Cultural, and Archaeological Resources: No archaeological resources are known to be on the project site. However, in the event that archaeological resources are unearthed during project construction, all earth disturbing work within the project's archaeological area of potential effect must be temporarily suspended until a qualified archaeologist has evaluated the nature and significance of the find. If human remains are unearthed, 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 Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner will have 24 hours to notify the Native American Heritage Commission	Contractor	Community Development Commission	Construction
Solid Waste Recycling: Project design shall incorporate space for separate bins	Architect	Community Development	Design

for waste and recyclable materials.		Commission	
Water Supply: a. To the extent feasible, landscaped areas shall be designed with drought-tolerant species. Irrigation shall be accomplished with drip systems. Planting beds shall be heavily mulched in accordance with water-conserving landscape design practice. b. Structures shall be fitted with water conserving fixtures, including, but not limited to, low flow faucets and toilets.	Landscape Architect Architect/Contractor	Community Development Commission Community Development Commission	Design/Operation Construction
Possible Onsite Hazards: Prior to demolition of onsite structures, the following shall be implemented: • Testing for asbestos-containing materials and lead-based paint shall be conducted in all onsite structures. If asbestos-containing materials or lead-based paint are found, they shall be removed by a licensed contractor in accordance with applicable regulations.	Contractor	Community Development Commission	Construction
Additional Modifications: Minor changes to the mitigation measures required as a condition of funding approval are permitted, but can only be made with the approval of the Executive Director of the Community Development Commission of the County of Los Angeles. Any modifications must continue to satisfy the requirements of NEPA and CEQA, as determined by the County.	Contractor/Operator	Community Development Commission	Design, Pre-Construction, Construction and Operation