



Sean Rogan
Executive Director

**HOUSING AUTHORITY
of the County of Los Angeles**

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Gloria Molina
Mark Ridley-Thomas
Zev Yaroslavsky
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Michael D. Antonovich
Commissioners

March 15, 2011

The 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:

ALLOCATION OF CITY OF INDUSTRY AFFORDABLE HOUSING FUNDS AND APPROVAL OF ENVIRONMENTAL DOCUMENTATION FOR ELEVEN AFFORDABLE HOUSING DEVELOPMENTS IN THE CITIES OF COMPTON, DOWNEY, PASADENA, AND LOS ANGELES (DISTRICTS 1, 2, 4, 5) (3 VOTE)

SUBJECT

This letter recommends that your Board approve the allocation of affordable housing funds from the City of Industry for 11 affordable rental housing developments located within a 15-mile radius of the City of Industry. This letter also recommends approval of related environmental documents.

IT IS RECOMMENDED THAT YOUR BOARD:

1. Acting as a responsible agency pursuant to the California Environmental Quality Act (CEQA), certify that the Housing Authority has considered the attached Initial Study/Mitigated Negative Declarations (IS/MND) for the Jefferson Park Terrace and Caroline Severance Manor projects, which were prepared by the City of Los Angeles as lead agency; find that the mitigation measures identified in the IS/MNDs for these projects are adequate to avoid or reduce potential impacts below significant levels; and find that the Jefferson Park Terrace and Caroline Severance Manor projects will not cause a significant impact on the environment.
2. Acting as a responsible agency pursuant to CEQA, certify that the Housing Authority has considered the attached IS/MND for the Compton Senior Apartments project, which was prepared by the City of Compton 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.

3. Acting as a responsible agency pursuant to CEQA, certify that the Housing Authority has considered the attached Notices of Exemption for the New Hampshire Family Housing project, the Normandie Terrace Apartments project, the Little Berendo project, the Downtown Women's Center Residence project, the Las Americas Hotel project, and the Simone Hotel project, which were prepared by the City of Los Angeles as lead agency; and find that these projects will not cause a significant impact on the environment.
4. Acting as a responsible agency pursuant to CEQA, certify that the Housing Authority has considered the attached Notice of Exemption for the View project, which was prepared by the City of Downey as lead agency; and find that this project will not cause a significant impact on the environment.
5. Acting as a responsible agency pursuant to CEQA, certify that the Housing Authority has considered the attached Notice of Exemption for the Centennial Place project, which was prepared by the City of Pasadena as lead agency; and find that this project will not cause a significant impact on the environment.
6. Approve loans to developers using affordable housing funds from the City of Industry (Industry Funds) in a total amount of up to \$22,000,000 for the development of four multifamily, one senior and one special needs housing developments, and for the sustainable rehabilitation of five existing special needs developments.
7. Authorize the Executive Director or his designee to negotiate Loan Agreements with the recommended developers, identified in Attachment B, and to execute, and if required, terminate the Loan Agreements and all related documents, including but not limited to documents to subordinate the loans to permitted 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.
8. Authorize the Executive Director or his designee to execute amendments to the Loan Agreements and any related documents, as may be necessary for the implementation and administration of each development, following approval as to form by County Counsel.
9. Authorize the Executive Director or his designee to incorporate, as needed, up to \$22,000,000 in Industry Funds into the Housing Authority's approved Fiscal Year 2010-2011 budget, for the purposes described above.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The allocation of Industry funds will finance 303 new units of affordable multifamily, special needs, and senior housing across six developments, and will provide for the sustainable rehabilitation of five existing special needs developments, consisting of 385 assisted units.

FISCAL IMPACT/FINANCING

There is no impact on the County general fund.

The recommended loans will provide a total amount of up to \$22,000,000 to finance 11 developments. Funds for these loans will be incorporated into the Housing Authority's approved

Fiscal Year 2010-2011 budget on an as-needed basis.

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 a recorded Covenants, Conditions and Restrictions document.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Industry Funds are collected by the City of Industry and transferred to the Housing Authority to administer for the development of low- and moderate-income housing. On June 2, 1998, your Board adopted an Allocation and Distribution Plan for the disbursement of Industry Funds in incorporated and unincorporated areas within a 15-mile radius of the City of Industry.

Fourteen previous solicitations for proposals have awarded a total of an estimated \$208,949,718 in Industry Funds to 198 developments, created 6,925 units of affordable and special needs housing, and leveraged over \$1,800,350,460 in external funds.

On October 5, 2010, a Notice of Funding Availability (NOFA) was issued by the Housing Authority, making available approximately \$16,000,000 in Industry Funds for the development of affordable rental housing. Twenty requests for Industry funds were received by the November 16, 2010 deadline. After proposals were received, an additional \$6,000,000 in Industry Funds was placed into the funding pool from previously awarded loans that were recaptured, bringing the total available Industry Funds up to \$22,000,000.

Proposals submitted for the NOFA were reviewed by technical consultants and the Housing Authority's Independent Review Panel, which also reviews applicant appeals and administratively adjudicates each request. Applicants were notified of the scoring results and given seven days to appeal individual scores for procedural or technical errors.

The developments recommended for funding awards have met threshold criteria. Only proposals scoring a minimum of 70% of the total overall points were considered for an award. Additionally, proposals for new construction or substantial rehabilitation were required to score a minimum of 70% of the total points under each of the following categories in order to be considered for an award: (1) Development Feasibility, (2) Supportive Services and Property Management Plan, and (3) Design. The developments recommended for funding awards were the only proposed project to meet these minimum point requirements.

The current funding recommendations will provide Industry Funds to developers through Loan Agreements with the Housing Authority, to be executed by the Executive Director, following completion of negotiations and approval as to form by County Counsel. All Loan Agreements will incorporate affordability restrictions and provisions requiring developers to comply with all applicable federal, state, and local laws. The recommended allocation of Industry Funds, totaling up to \$22,000,000 for the 11 recommended projects, will leverage approximately \$133,016,290 in additional external resources, over five times the amount of Industry Funds being recommended for allocation at this time.

The Loan Agreements will set aside a minimum of 20% of each development's rental units at rates affordable to low-income households earning no more than 50% 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. For special needs housing, a minimum of 35% of the units will be reserved for households with incomes no more than 50% of median income. The Loan Agreements will require that the affordable housing units be set-aside for a period of 55 years.

Attachment B is a complete list of developments recommended for funding at this time. It should be noted that of the four multifamily developments being recommended, two are considered "mixed-population" projects, meaning that between 10% and 35% of units will be reserved for one or more special needs population. Of the 11 developments listed, five received an additional \$100,000 each in Industry funds for committing to incorporate optional sustainable building methods under the Energy Efficiency Incentive program.

ENVIRONMENTAL DOCUMENTATION

The proposed projects identified in Attachment B have been reviewed by the Housing Authority pursuant to the requirements of CEQA.

As a responsible agency, and in accordance with the requirements of CEQA, the Housing Authority reviewed the IS/MNDs prepared by the City of Los Angeles for the Jefferson Park Terrace and Caroline Severance Manor projects, and determined that these projects will not have a significant impact on the environment. The Housing Authority's consideration of the IS/MNDs and filing of the Notices of Determination satisfy the State CEQA Guidelines as stated in Article 7, Section 15096.

As a responsible agency, and in accordance with the requirements of CEQA, the Housing Authority reviewed the IS/MND prepared by the City of Compton for the Compton Seniors Apartments project, and determined that this project will not have a significant impact on the environment. The Housing Authority'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.

The New Hampshire Family Housing project, the Little Berendo project, the Las Americas Hotel project, and the Simone Hotel project were determined Statutorily Exempt from the requirements of CEQA by the City of Los Angeles in accordance with State CEQA Guidelines Section 15268. The Housing Authority's consideration of these determinations satisfies the requirements of CEQA.

The Normandie Terrace Apartments project was determined Categorically Exempt from the requirements of CEQA by the City of Los Angeles in accordance with State CEQA Guidelines Section 15332. The Housing Authority's consideration of this determination satisfies the requirements of CEQA.

The Downtown Women's Center Residence project was determined Categorically Exempt from the requirements of CEQA by the City of Los Angeles in accordance with State CEQA Guidelines Section 15301. The Housing Authority's consideration of this determination satisfies the requirements of CEQA.

The View project was determined Statutorily Exempt from the requirements of CEQA by the City of Downey in accordance with State CEQA Guidelines Section 15194. The Housing Authority's consideration of this determination satisfies the requirements of CEQA.

The Centennial Place project was determined Statutorily Exempt from the requirements of CEQA by

The Honorable Board of Supervisors
3/15/2011
Page 5

the City of Pasadena in accordance with State CEQA Guidelines Section 15268. The Housing Authority's consideration of this determination satisfies the requirements of CEQA.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The requested actions will increase the supply of affordable special needs and non-special needs housing in the County of Los Angeles.

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:kk

Enclosures

ATTACHMENT A

FUNDING DEMAND AND ALLOCATION

Non-Special Needs Housing Developments

| TYPE | CITY OF INDUSTRY DEMAND | ALLOCATION |
|-----------------------------------|---|--|
| Seniors | \$2,562,250 1 Application | \$2,562,250 1 Development |
| Multifamily | \$14,782,069 6 Applications | \$3,863,177 2 Developments |
| Multifamily (Mixed-Population) | \$9,359,291 4 Applications | \$6,189,291 2 Developments |
| TOTAL | \$26,703,610 11 Applications | \$12,614,718 5 Developments |

Special Needs Housing

| TYPE | CITY OF INDUSTRY DEMAND | ALLOCATION |
|----------------------------|--|---|
| Sustainable Rehabilitation | \$6,285,282 5 Applications | \$6,285,282 5 Developments |
| Mental Illness | \$6,200,000 2 Applications | \$3,100,000 1 Development |
| HIV/AIDS | \$3,000,000 1 Application | None |
| Developmental Disabilities | \$519,593 1 Application | None |
| TOTAL | \$16,004,875 9 Applications | \$9,385,282 6 Developments |

**ATTACHMENT B
RECOMMENDED ALLOCATIONS - FIFTEENTH NOTICE OF FUNDING AVAILABILITY FOR CITY OF INDUSTRY FUNDS**

AFFORDABLE HOUSING DEVELOPMENTS

| District | Location | Development/Applicant | Type of Development | No. of Units | Assisted Units | Special Needs Units | Industry Funds Recommended | Local and Other Resources | Total Development Cost |
|----------|-------------|---|------------------------------------|--------------|----------------|---------------------|----------------------------|---------------------------|------------------------|
| 2 | Compton | Compton Senior Apartments/META Housing | Seniors | 75 | 74 | 0 | \$ 2,562,250 | \$ 16,364,789 | \$ 20,187,039 |
| 2 | Los Angeles | Jefferson Park Terrace/ Mercy Housing California | Multifamily & HIV/AIDS | 60 | 50 | 6 | \$ 3,100,000 | \$ 17,437,686 | \$ 20,537,686 |
| 2 | Los Angeles | New Hampshire Family Housing - LTSC Community Development Corporation | Multifamily & Transition Age Youth | 52 | 51 | 13 | \$ 3,089,291 | \$ 19,216,319 | \$ 22,305,610 |
| 2 | Los Angeles | Normandie Terrace Apartments/ Normandie Terrace Partners, L.P. | Multifamily | 66 | 52 | 0 | \$ 1,476,457 | \$ 25,747,975 | \$ 27,588,324 |
| 4 | Downey | The View/ National Community Renaissance | Multifamily | 49 | 46 | 0 | \$ 2,386,720 | \$ 16,977,653 | \$ 19,364,373 |
| | | | | <u>302</u> | <u>273</u> | <u>19</u> | <u>\$ 12,614,718</u> | <u>\$ 95,744,422</u> | <u>\$ 109,983,032</u> |

SPECIAL NEEDS HOUSING DEVELOPMENTS

| | | | | | | | | | |
|---|-------------|--|----------------|------------|------------|------------|---------------------|----------------------|----------------------|
| 2 | Los Angeles | Caroline Severance Manor/ Mercy Housing California XLIII | Mental Illness | 85 | 30 | 30 | \$ 3,100,000 | \$ 33,359,030 | \$ 36,459,030 |
| <i>Sustainable Rehabilitation projects:</i> | | | | | | | | | |
| 2 | Los Angeles | Little Berendo/ 235 Berendo, L.P. | Mental Illness | 24 | 23 | 23 | \$ 1,800,000 | \$ 312,500 | \$ 2,112,500 |
| 1 | Los Angeles | Downtown Women's Center Residence/ Downtown Women's Center | Homeless | 48 | 45 | 45 | \$ 1,395,282 | \$ 1,395,281 | \$ 2,790,563 |
| 1 | Los Angeles | Las Americas Hotel/ Skid Row Housing Trust | Homeless | 60 | 60 | 42 | \$ 500,000 | \$ 535,000 | \$ 1,035,000 |
| 2 | Los Angeles | Simone Hotel/ Skid Row Housing Trust | Homeless | 115 | 115 | 82 | \$ 590,000 | \$ 110,000 | \$ 700,000 |
| 5 | Pasadena | Centennial Place/ Centennial Place L.P. | Homeless | 144 | 142 | 142 | \$ 2,000,000 | \$ 300,057 | \$ 2,300,057 |
| | | | | <u>476</u> | <u>415</u> | <u>364</u> | <u>\$ 9,385,282</u> | <u>\$ 36,011,868</u> | <u>\$ 45,397,150</u> |

TOTAL NEW UNITS:

387

TOTAL SUSTAINABLE REHAB UNITS:

391

TOTAL OF ALL INDUSTRY UNITS:

688

TOTAL SPECIAL NEEDS UNITS:

383

INDUSTRY FUNDS TOTAL:

\$ 22,000,000

OTHER RESOURCES TOTAL:

\$ 131,756,290

| | | | |
|---|--|------------------|---|
| 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 | | | DOCUMENT FILED City Clerk's Office No: 11-11-01 Certified by: [Signature] Date: DEC 24 2009 |
| LEAD CITY AGENCY LOS ANGELES CITY PLANNING DEPARTMENT | COUNCIL DISTRICT 10 | | |
| PROJECT TITLE ENV-2008-3643-MND | CASE NO. VTT-70780-CN, VTT-70780, ZA-2008-4818-CU-ZV-DB-SPR | | |
| PROJECT LOCATION 3001-3023 S. Western Avenue | | | |
| PROJECT DESCRIPTION Vesting Tentative Tract Map No. 70780 to permit the construction of a 66-unit affordable housing residential condominium consisting of 61 residential condominiums and 5 Live/Work units on a 35,377 net square foot site in the C2-1VL-O Zone with 83 parking spaces. The applicant is utilizing Parking Option One of Section 12.22-A.25 of the LAMC, which permits reduced parking for affordable housing projects. The applicant has also filed a joint case, ZA-2008-4818-CU-ZV-ZAA seeking: (1) a Variance from 12.21-A, 5(c) to allow a total of 23 compact spaces in lieu of the maximum 16 required; (2) a Conditional Use request to deviate from the Transitional Height requirement of the Commercial Corner Development Standards to allow a total of 47' in height in lieu of the 25' and 33' feet for projects within 0-49' and 50-99' of an RW or more restrictive residential Zone, respectively; (3) a Density Bonus incentive request for an FAR of 1.75 in lieu of 1.5 for providing at least 20% of the units as affordable; (4) an adjustment to allow a reduced side yard of zero feet along Western Avenue in lieu of the 7 feet required by code; (5) an Adjustment to allow an increase in height to 47' in lieu of 45' as permitted in Height District 1VL, and; (6) Site Plan Review | | | |
| NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY Mercy Housing California C/O: Kimberly Duran 1500 S. Grand Avenue, Suite 100 Los Angeles, CA 90015 | | | |
| 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 result in any potential significant adverse effects to a level of insignificance (CONTINUED ON PAGE 2) | | | |
| SEE ATTACHED SHEET(S) FOR ANY MITIGATION MEASURES IMPOSED. | | | |
| Any written comments received during the public review period are attached together with the response of the Lead City Agency. The project decision-maker may adopt the mitigated negative declaration, amend it, or require preparation of an EIR. Any changes made should be supported by substantial evidence in the record and appropriate findings made. | | | |
| THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED. | | | |
| NAME OF PERSON PREPARING THIS FORM | TITLE | TELEPHONE NUMBER | |
| LUCIRALIA IBARRA | City Planning Associate | (213) 978-1394 | |
| ADDRESS | SIGNATURE (Official) | DATE | |
| 200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA. 90012 | <i>Maya E. Zaitzevsky</i> | 01/21/2009 | |

- I b2. **Aesthetics (Landscaping)**
- Environmental impacts to the character and aesthetics of the neighborhood may result from project implementation. However, the potential impacts will be mitigated to a level of insignificance by the following measure:
 - All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect to the satisfaction of the decision maker.
- I c1. **Aesthetics (Light)**
- Environmental impacts to the adjacent residential properties may result due to excessive illumination on the project site. However, the potential impacts will be mitigated to a level of insignificance by the following measure:
 - Outdoor lighting shall be designed and installed with shielding, so that the light source cannot be seen from adjacent residential properties.
- V a. **Cultural Resources (Historical)**
- Environmental impacts may result from project implementation due to the fact that a City designated Historic-Cultural Monument (The _____, Historic Monument No. _____) is located on the project site. However, the potential impact will be mitigated to a level of insignificance by following the Secretary of the Interior's standards for Historical Resources as approved by the Department of Cultural Affairs prior to Planning Department sign-off by its decision maker.
 - 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.
 - Distinctive features, finishes and construction techniques or examples of skilled craftsmanship which characterize an historic property shall be preserved.
 - 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.
- VI aii. **Seismic**
- Environmental impacts may result to the safety of future occupants due to the project's location in an area of potential seismic activity. However, this potential impact will be mitigated to a level of insignificance by the following measure:
 - The design and construction of the project shall conform to the Uniform Building Code seismic standards as approved by the Department of Building and Safety.
- VI b. **Erosion/Grading/Short-Term Construction Impacts**
- Environmental impacts may result from the visual alteration of natural landforms due to grading. However, this impact will be mitigated to a level of insignificance by designing the grading plan to conform with the City's Landform Grading Manual guidelines, subject to approval by the Advisory Agency and the Department of Building and Safety's Grading Division.
 - Short-term air quality, grading and noise impacts may result from the construction of the proposed project. However, these impacts can be mitigated to a level of insignificance by the following measures:
 - **Air Quality**
 - All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
 - The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
 - All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
 - All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
 - All clearing, grading, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
 - General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
 - **Noise**
 - The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.

MITIGATED NEGATIVE DECLARATION
ENV-2008-3643-MND

- Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- The project shall comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.
- **Grading**
- Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. All grading activities require grading permits from the Department of Building and Safety. Additional provisions are required for grading activities within Hillside areas. The application of BMPs includes but is not limited to the following mitigation measures:
 - Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), diversion dikes shall be constructed to channel runoff around the site. Channels shall be lined with grass or roughened pavement to reduce runoff velocity.
 - Appropriate erosion control and drainage devices shall be provided to the satisfaction of the Building and Safety Department. These measures include Interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned.
 - Stockpiles and excavated soil shall be covered with secured tarps or plastic sheeting.
- **General Construction**
- Sediment carries with it other work-site pollutants such as pesticides, clearing solvents, cement wash, asphalt, and car fluids that are toxic to sea life.
- All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete; wood, and vegetation. Non recyclable materials/wastes shall be taken to an appropriate landfill. Toxic wastes shall be discarded at a licensed regulated disposal site.
- Leaks, drips and spills shall be cleaned up immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
- Pavement shall not be hosed down at material spills. Dry cleanup methods shall be used whenever possible.
- Dumpsters shall be covered and maintained. Place uncovered dumpsters under a roof or cover with tarps or plastic sheeting.
- Where truck traffic is frequent, gravel approaches shall be used to reduce soil compaction and limit the tracking of sediment into streets.
- All vehicle/equipment maintenance, repair, and washing shall be conducted away from storm drains. All major repairs shall be conducted off-site. Drip pans or drop clothes shall be used to catch drips and spills.

VI b1. Haul Routes

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

Vt c1. Liquefaction

- Environmental impacts may result due to the proposed project's location in an area with liquefaction potential. However, these potential impacts will be mitigated to a level of insignificance by the following measures:
 - The project shall comply with the Uniform Building Code Chapter 18, Division 1 Section 1804.5 Liquefaction Potential and Soil Strength Loss which requires the preparation of a geotechnical report. 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.

MITIGATED NEGATIVE DECLARATION
ENV-2008-3643-MND

- 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.
- VII b2. **Explosion/Release (Methane Gas)**
- Environmental impacts may result from project implementation due to its location in an area of potential methane gas zone. However, this potential impact will be mitigated to a level of insignificance by the following measures:
 - All multiple residential buildings shall have adequate ventilation as defined in Section 91.7102 of the Municipal Code of a gas-detection system installed in the basement or on the lowest floor level on grade, and within the underfloor space in buildings with raised foundations.
- VII b5. **Explosion/Release (Asbestos Containing Materials)**
- Due to the age of the building(s) being demolished, asbestos-containing materials (ACM) may be located in the structure(s). Exposure to ACM during demolition could be hazardous to the health of the demolition workers as well as area residents and employees. However, these impacts can be mitigated to a level of insignificance by the following measure:
 - Prior to the issuance of any demolition permit, the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant that no ACM are present in the building. If ACM 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 State and Federal rules and regulations.
 - Prior to issuance of any permit for 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.
- VIII c2. **Single Family Dwelling (10+ Home Subdivision/Multi Family)**
- Environmental impacts may result from the development of this project. However, the potential impacts will be mitigated to a level of insignificance by incorporating stormwater pollution control measures. Ordinance No. 172,176 and Ordinance No. 173,494 specify Stormwater and Urban Runoff Pollution Control which requires the application of Best Management Practices (BMPs). Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. Applicants must meet the requirements of the Standard Urban Stormwater Mitigation Plan (SUSMP) approved by Los Angeles Regional Water Quality Control Board, including the following: (A copy of the SUSMP can be downloaded at: <http://www.swrcb.ca.gov/rwqcb4/>).
 - Project applicants are required to implement stormwater BMPs to treat and infiltrate the runoff from a storm event producing 3/4 inch of rainfall in a 24 hour period. The design of structural BMPs shall be in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard is required.
 - Post development peak stormwater runoff discharge rates shall not exceed the estimated pre-development rate for developments where the increase peak stormwater discharge rate will result in increased potential for downstream erosion.
 - Concentrate or cluster development on portions of a site while leaving the remaining land in a natural undisturbed condition.
 - Limit clearing and grading of native vegetation at the project site to the minimum needed to build lots, allow access, and provide fire protection.
 - Maximize trees and other vegetation at each site by planting additional vegetation, clustering tree areas, and promoting the use of native and/or drought tolerant plants.
 - Preserve riparian areas and wetlands.
 - Any connection to the sanitary sewer must have authorization from the Bureau of Sanitation.
 - Reduce impervious surface area by using permeable pavement materials where appropriate, including: pervious concrete/asphalt; unit pavers, i.e. turf block; and granular materials, i.e. crushed aggregates, cobbles.
 - Install Roof runoff systems where site is suitable for installation. Runoff from rooftops is relatively clean, can provide groundwater recharge and reduce excess runoff into storm drains.
 - Paint messages that prohibits the dumping of improper materials into the storm drain system adjacent to storm drain inlets. Prefabricated stencils can be obtained from the Dept. of Public Works, Stormwater Management Division.
 - Promote natural vegetation by using parking islands and other landscaped areas.
 - 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.

MITIGATED NEGATIVE DECLARATION
ENV-2008-3643-MND

- 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 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.
 - Design an efficient irrigation system to minimize runoff including: drip irrigation for shrubs to limit excessive spray; shutoff devices to prevent irrigation after significant precipitation; and flow reducers.
 - 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.
- XI a2. **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 level of insignificance 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.
- 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 _____ (noise source) 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.
- XIII a. **Public Services (Fire)**
- Environmental impacts may result from project implementation due to the location of the project in an area having marginal fire protection facilities. However, this potential impact will be mitigated to a level of insignificance by the following measure:
 - The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.
- XIII 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 will be mitigated to a level of insignificance by the following measure:
 - The plans shall incorporate 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.
- XIII c1. **Public Services (Schools)**
- Environmental impacts may result from project implementation due to the location of the project in an area with insufficient school capacity. However, the potential impact will be mitigated to a level of insignificance by the following measure:

MITIGATED NEGATIVE DECLARATION
ENV-2008-3643-MND

- The applicant shall pay school fees to the Los Angeles Unified School District to offset the impact of additional student enrollment at schools serving the project area.
- XIII e. **Public Services (Street Improvements Not Required By DOT)**
- Environmental impacts may result from project implementation due to the deterioration of street quality from increased traffic generation. However, the potential impact will be mitigated to a level of insignificance by the following measure:
 - The project shall comply with the Bureau of Engineering's requirements for street dedications and improvements that will reduce traffic impacts in direct portion to those caused by the proposed project's implementation.
- XIV a. **Recreation (Increase 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 by the following measure:
 - Per Section 17. 12-A of the LA Municipal Code, the applicant shall pay the applicable Quimby fees for the construction of condominiums, or Recreation and Park fees for construction of apartment buildings.
- XVII d. **End**
- The conditions outlined in this proposed mitigated negative declaration which are not already required by law shall be required as condition(s) of approval by the decision-making body except as noted on the face page of this document.
 - Therefore, it is concluded that no significant impacts are apparent which might result from this project's implementation.

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

| | | | |
|---|--|---|---|
| LEAD CITY AGENCY: LOS ANGELES CITY PLANNING DEPARTMENT | | COUNCIL DISTRICT: CD 10 - HERB J. WESSON, JR. | DATE: 04/21/2008 |
| RESPONSIBLE AGENCIES: Department of City Planning | | | |
| ENVIRONMENTAL CASE: ENV-2008-3643-MND | | RELATED CASES: VTT-70780-CN, VTT-70780, ZA-2008-4818-CU-ZV-DB-SPR | |
| 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: 66 RESIDENTIAL UNITS, INCLUDING 5 JOINT LIVE WORK UNITS | | | |
| ENV PROJECT DESCRIPTION: Vesting Tentative Tract Map No. 70780 to permit the construction of a 66-unit affordable housing residential condominium consisting of 61 residential condominiums and 5 Live/Work units on a 35,377 net square foot site in the C2-1VL-O Zone with 83 parking spaces. The applicant is utilizing Parking Option One of Section 12.22-A.25 of the LAMC, which permits reduced parking for affordable housing projects. The applicant has also filed a joint case, ZA-2008-4818-CU-ZV-ZAA seeking: (1) a Variance from 12.21-A, 5(c) to allow a total of 23 compact spaces in lieu of the maximum 16 required; (2) a Conditional Use request to deviate from the Transitional Height requirement of the Commercial Corner Development Standards to allow a total of 47' in height in lieu of the 25' and 33' feet for projects within 0-49' and 50-99' of an RW or more restrictive residential Zone, respectively; (3) a Density Bonus incentive request for an FAR of 1.75 in lieu of 1.5 for providing at least 20% of the units as affordable; (4) an adjustment to allow a reduced side yard of zero feet along Western Avenue in lieu of the 7 feet required by code; (5) an Adjustment to allow an increase in height to 47' in lieu of 45' as permitted in Height District 1VL, and; (6) Site Plan Review | | | |
| ENVIRONMENTAL SETTINGS: The project site is a 0.81 net acre site, consisting of six rectangular shaped lots. The site is bordered by 30th Street to the north, Western Avenue to the east, 31st Street to the south, and a 12-foot alley to the west. The site has less than a 10% slope and is currently improved with two vacant single-story commercial structures, asphalt, and is the site of the original Fat Burger, which will be partially incorporated into the new development. Adjacent uses include commercial uses and parking to the north across 30th Street, commercial uses to the east across Western Avenue, and a vacant building and other commercial uses to the south across 31st Street, and single-family residences to the west across the alley in the R1-1(-) Zone. 30th and 31st Streets are Local Streets dedicated to 60-foot widths, while Western Avenue is a Major Highway Class II dedicated to a variable 80 and 90 foot widths along the project site's street frontage. | | | |
| PROJECT LOCATION: 3001-3023 S. Western Avenue | | | |
| COMMUNITY PLAN AREA: SOUTH LOS ANGELES STATUS: <input checked="" type="checkbox"/> Does Conform to Plan <input type="checkbox"/> Does NOT Conform to Plan | | AREA PLANNING COMMISSION: SOUTH LOS ANGELES | CERTIFIED NEIGHBORHOOD COUNCIL: UNITED NEIGHBORHOODS OF THE HISTORIC ARLINGTON HEIGHTS, WEST ADAMS, AND JEF |
| EXISTING ZONING: C2-1VL-O | | MAX. DENSITY/INTENSITY ALLOWED BY ZONING: 85 Units | |

| | | |
|--|--|--------------------------|
| GENERAL PLAN LAND USE: GENERAL COMMERCIAL | MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION: 55-109 UNITS PER ACRE | LA River Adjacent: NO |
| | PROPOSED PROJECT DENSITY: 66 | |

Determination (To Be Completed By Lead Agency)

On the basis of this initial evaluation:

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

City Planning Associate

(213) 978-1394

| Signature | Title | Phone |
|-----------|-------|-------|
|-----------|-------|-------|

Evaluation Of Environmental Impacts:

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

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

Environmental Factors Potentially Affected:

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

| | | |
|--|--|---|
| <input checked="" type="checkbox"/> AESTHETICS <input type="checkbox"/> AGRICULTURAL RESOURCES <input checked="" type="checkbox"/> AIR QUALITY <input type="checkbox"/> BIOLOGICAL RESOURCES <input checked="" type="checkbox"/> CULTURAL RESOURCES <input checked="" type="checkbox"/> GEOLOGY AND SOILS | <input checked="" type="checkbox"/> HAZARDS AND HAZARDOUS MATERIALS <input checked="" type="checkbox"/> HYDROLOGY AND WATER QUALITY <input type="checkbox"/> LAND USE AND PLANNING <input type="checkbox"/> MINERAL RESOURCES <input checked="" type="checkbox"/> NOISE <input type="checkbox"/> POPULATION AND HOUSING | <input checked="" type="checkbox"/> PUBLIC SERVICES <input checked="" type="checkbox"/> RECREATION <input type="checkbox"/> TRANSPORTATION/CIRCULATION <input checked="" type="checkbox"/> UTILITIES <input checked="" type="checkbox"/> MANDATORY FINDINGS OF SIGNIFICANCE |
|--|--|---|

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

Background

PROPONENT NAME:

Mercy Housing California

APPLICANT ADDRESS:

C/O: Kimberly Duran

1500 S. Grand Avenue, Suite 100

Los Angeles, CA 90015

AGENCY REQUIRING CHECKLIST:

DEPARTMENT OF CITY PLANNING

PROPOSAL NAME (if Applicable):

PHONE NUMBER:

(213) 743-5912

DATE SUBMITTED:

09/04/2008

| 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, OR OTHER LOCALLY RECOGNIZED DESIRABLE AESTHETIC NATURAL FEATURE WITHIN A CITY-DESIGNATED SCENIC HIGHWAY? | | | ✓ |
| c. | SUBSTANTIALLY DEGRADE THE EXISTING VISUAL CHARACTER OR QUALITY OF THE SITE AND ITS SURROUNDINGS? | | ✓ | |
| d. | CREATE A NEW SOURCE OF SUBSTANTIAL LIGHT OR GLARE WHICH WOULD ADVERSELY AFFECT DAY OR NIGHTTIME VIEWS IN THE AREA? | | ✓ | |
| II. AGRICULTURAL RESOURCES | | | | |
| a. | CONVERT PRIME FARMLAND, UNIQUE FARMLAND, OR FARMLAND OF STATEWIDE IMPORTANCE, AS SHOWN ON THE MAPS PREPARED PURSUANT TO THE FARMLAND MAPPING AND MONITORING PROGRAM OF THE CALIFORNIA RESOURCES AGENCY, TO NON-AGRICULTURAL USE? | | | ✓ |
| b. | CONFLICT THE EXISTING ZONING FOR AGRICULTURAL USE, OR A WILLIAMSON ACT CONTRACT? | | | ✓ |
| c. | INVOLVE OTHER CHANGES IN THE EXISTING ENVIRONMENT WHICH, DUE TO THEIR LOCATION OR NATURE, COULD RESULT IN CONVERSION OF FARMLAND, TO NON-AGRICULTURAL USE? | | | ✓ |
| III. AIR QUALITY | | | | |
| a. | CONFLICT WITH OR OBSTRUCT IMPLEMENTATION OF THE SCAQMD OR CONGESTION MANAGEMENT PLAN? | | | ✓ |
| b. | VIOLATE ANY AIR QUALITY STANDARD OR CONTRIBUTE SUBSTANTIALLY TO AN EXISTING OR PROJECTED AIR QUALITY VIOLATION? | | ✓ | |
| c. | RESULT IN A CUMULATIVELY CONSIDERABLE NET INCREASE OF ANY CRITERIA POLLUTANT FOR WHICH THE AIR BASIN IS NON-ATTAINMENT (OZONE, CARBON MONOXIDE, & PM 10) UNDER AN APPLICABLE FEDERAL OR STATE AMBIENT AIR QUALITY STANDARD? | | ✓ | |
| d. | EXPOSE SENSITIVE RECEPTORS TO SUBSTANTIAL POLLUTANT CONCENTRATIONS? | | ✓ | |
| e. | CREATE OBJECTIONABLE ODORS AFFECTING A SUBSTANTIAL NUMBER OF PEOPLE? | | | ✓ |
| IV. BIOLOGICAL RESOURCES | | | | |
| a. | HAVE A SUBSTANTIAL ADVERSE EFFECT, EITHER DIRECTLY OR THROUGH HABITAT MODIFICATION, ON ANY SPECIES IDENTIFIED AS A CANDIDATE, SENSITIVE, OR SPECIAL STATUS SPECIES IN LOCAL OR REGIONAL PLANS, POLICIES, OR REGULATIONS BY THE CALIFORNIA DEPARTMENT OF FISH AND GAME OR U.S. FISH AND WILDLIFE SERVICE ? | | | ✓ |
| b. | HAVE A SUBSTANTIAL ADVERSE EFFECT ON ANY RIPARIAN HABITAT OR OTHER SENSITIVE NATURAL COMMUNITY IDENTIFIED IN THE CITY OR REGIONAL PLANS, POLICIES, REGULATIONS BY THE CALIFORNIA DEPARTMENT OF FISH AND GAME OR U.S. FISH AND WILDLIFE SERVICE ? | | | ✓ |
| c. | HAVE A SUBSTANTIAL ADVERSE EFFECT ON FEDERALLY PROTECTED WETLANDS AS DEFINED BY SECTION 404 OF THE CLEAN WATER ACT (INCLUDING, BUT NOT LIMITED TO, MARSH VERNAL POOL, COASTAL, ETC.) THROUGH DIRECT REMOVAL, FILLING, HYDROLOGICAL INTERRUPTION, OR OTHER MEANS? | | | ✓ |
| d. | INTERFERE SUBSTANTIALLY WITH THE MOVEMENT OF ANY NATIVE RESIDENT OR MIGRATORY FISH OR WILDLIFE SPECIES OR WITH ESTABLISHED NATIVE RESIDENT OR MIGRATORY WILDLIFE CORRIDORS, OR IMPEDE THE USE OF NATIVE WILDLIFE NURSERY SITES? | | | ✓ |

| Potentially significant impact | Potentially significant unless mitigation incorporated | Less than significant impact | No impact |
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| e. | CONFLICT WITH ANY LOCAL POLICIES OR ORDINANCES PROTECTING BIOLOGICAL RESOURCES, SUCH AS TREE PRESERVATION POLICY OR ORDINANCE (E.G., OAK TREES OR CALIFORNIA WALNUT WOODLANDS)? | | | | ✓ |
| f. | CONFLICT WITH THE PROVISIONS OF AN ADOPTED HABITAT CONSERVATION PLAN, NATURAL COMMUNITY CONSERVATION PLAN, OR OTHER APPROVED LOCAL, REGIONAL, OR STATE HABITAT CONSERVATION PLAN? | | | ✓ | |
| V. CULTURAL RESOURCES | | | | | |
| a. | CAUSE A SUBSTANTIAL ADVERSE CHANGE IN SIGNIFICANCE OF A HISTORICAL RESOURCE AS DEFINED IN STATE CEQA 15064.5? | | ✓ | | |
| b. | CAUSE A SUBSTANTIAL ADVERSE CHANGE IN SIGNIFICANCE OF AN ARCHAEOLOGICAL RESOURCE PURSUANT TO STATE CEQA 15064.5? | | | | ✓ |
| c. | DIRECTLY OR INDIRECTLY DESTROY A UNIQUE PALEONTOLOGICAL RESOURCE OR SITE OR UNIQUE GEOLOGIC FEATURE? | | | | ✓ |
| d. | DISTURB ANY HUMAN REMAINS, INCLUDING THOSE INTERRED OUTSIDE OF FORMAL CEMETERIES? | | | | ✓ |
| VI. GEOLOGY AND SOILS | | | | | |
| a. | EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING : RUPTURE OF A KNOWN EARTHQUAKE FAULT, AS DELINEATED ON THE MOST RECENT ALQUIST-PRIOLO EARTHQUAKE FAULT ZONING MAP ISSUED BY THE STATE GEOLOGIST FOR THE AREA OR BASED ON OTHER SUBSTANTIAL EVIDENCE OF A KNOWN FAULT? REFER TO DIVISION OF MINES AND GEOLOGY SPECIAL PUBLICATION 42. | | | | ✓ |
| b. | EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING : STRONG SEISMIC GROUND SHAKING? | | ✓ | | |
| c. | EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING : SEISMIC-RELATED GROUND FAILURE, INCLUDING LIQUEFACTION? | | ✓ | | |
| d. | EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING : LANDSLIDES? | | | | ✓ |
| e. | RESULT IN SUBSTANTIAL SOIL EROSION OR THE LOSS OF TOPSOIL? | | ✓ | | |
| f. | BE LOCATED ON A GEOLOGIC UNIT OR SOIL THAT IS UNSTABLE, OR THAT WOULD BECOME UNSTABLE AS A RESULT OF THE PROJECT, AND POTENTIAL RESULT IN ON- OR OFF-SITE LANDSLIDE, LATERAL SPREADING, SUBSIDENCE, LIQUEFACTION, OR COLLAPSE? | | | ✓ | |
| g. | BE LOCATED ON EXPANSIVE SOIL, AS DEFINED IN TABLE 18-1-B OF THE UNIFORM BUILDING CODE (1994), CREATING SUBSTANTIAL RISKS TO LIFE OR PROPERTY? | | | | ✓ |
| h. | HAVE SOILS INCAPABLE OF ADEQUATELY SUPPORTING THE USE OF SEPTIC TANKS OR ALTERNATIVE WASTE WATER DISPOSAL SYSTEMS WHERE SEWERS ARE NOT AVAILABLE FOR THE DISPOSAL OF WASTE WATER? | | | | ✓ |
| VII. HAZARDS AND HAZARDOUS MATERIALS | | | | | |
| a. | CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT THROUGH THE ROUTINE TRANSPORT, USE, OR DISPOSAL OF HAZARDOUS MATERIALS? | | | | ✓ |
| b. | CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT THROUGH REASONABLY FORESEEABLE UPSET AND ACCIDENT CONDITIONS INVOLVING THE RELEASE OF HAZARDOUS MATERIALS INTO THE ENVIRONMENT? | | ✓ | | |

| Potentially significant impact | potentially significant unless mitigation incorporated | Less than significant impact | No impact |
|--------------------------------|--|------------------------------|-----------|
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| c. | EMIT HAZARDOUS EMISSIONS OR HANDLE HAZARDOUS OR ACUTELY HAZARDOUS MATERIALS, SUBSTANCES, OR WASTE WITHIN ONE-QUARTER MILE OF AN EXISTING OR PROPOSED SCHOOL? | | ✓ | |
| d. | BE LOCATED ON A SITE WHICH IS INCLUDED ON A LIST OF HAZARDOUS MATERIALS SITES COMPILED PURSUANT TO GOVERNMENT CODE SECTION 65962.5 AND, AS A RESULT, WOULD IT CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT? | ✓ | | |
| e. | FOR A PROJECT LOCATED WITHIN AN AIRPORT LAND USE PLAN OR, WHERE SUCH A PLAN HAS NOT BEEN ADOPTED, WITHIN TWO MILES OF A PUBLIC AIRPORT OR PUBLIC USE AIRPORT, WOULD THE PROJECT RESULT IN A SAFETY HAZARD FOR PEOPLE RESIDING OR WORKING IN THE PROJECT AREA? | | | ✓ |
| f. | FOR A PROJECT WITHIN THE VICINITY OF A PRIVATE AIRSTRIP, WOULD THE PROJECT RESULT IN A SAFETY HAZARD FOR THE PEOPLE RESIDING OR WORKING IN THE AREA? | | | ✓ |
| g. | IMPAIR IMPLEMENTATION OF OR PHYSICALLY INTERFERE WITH AN ADOPTED EMERGENCY RESPONSE PLAN OR EMERGENCY EVACUATION PLAN? | | | ✓ |
| h. | EXPOSE PEOPLE OR STRUCTURES TO A SIGNIFICANT RISK OF LOSS, INJURY OR DEATH INVOLVING WILDLAND FIRES, INCLUDING WHERE WILDLANDS ARE ADJACENT TO URBANIZED AREAS OR WHERE RESIDENCES ARE INTERMIXED WITH WILDLANDS? | | | ✓ |
| VIII. HYDROLOGY AND WATER QUALITY | | | | |
| a. | VIOLATE ANY WATER QUALITY STANDARDS OR WASTE DISCHARGE REQUIREMENTS? | | | ✓ |
| b. | SUBSTANTIALLY DEplete GROUNDWATER SUPPLIES OR INTERFERE WITH GROUNDWATER RECHARGE SUCH THAT THERE WOULD BE A NET DEFICIT IN AQUIFER VOLUME OR A LOWERING OF THE LOCAL GROUNDWATER TABLE LEVEL (E.G., THE PRODUCTION RATE OF PRE-EXISTING NEARBY WELLS WOULD DROP TO A LEVEL WHICH WOULD NOT SUPPORT EXISTING LAND USES OR PLANNED LAND USES FOR WHICH PERMITS HAVE BEEN GRANTED)? | | | ✓ |
| c. | SUBSTANTIALLY ALTER THE EXISTING DRAINAGE PATTERN OF THE SITE OR AREA, INCLUDING THROUGH THE ALTERATION OF THE COURSE OF A STREAM OR RIVER, IN A MANNER WHICH WOULD RESULT IN SUBSTANTIAL EROSION OR SILTATION ON- OR OFF-SITE? | | | ✓ |
| d. | SUBSTANTIALLY ALTER THE EXISTING DRAINAGE PATTERN OF THE SITE OR AREA, INCLUDING THROUGH THE ALTERATION OF THE COURSE OF A STREAM OR RIVER, OR SUBSTANTIALLY INCREASE THE RATE OR AMOUNT OF SURFACE RUNOFF IN AN MANNER WHICH WOULD RESULT IN FLOODING ON- OR OFF SITE? | ✓ | | |
| e. | CREATE OR CONTRIBUTE RUNOFF WATER WHICH WOULD EXCEED THE CAPACITY OF EXISTING OR PLANNED STORMWATER DRAINAGE SYSTEMS OR PROVIDE SUBSTANTIAL ADDITIONAL SOURCES OF POLLUTED RUNOFF? | ✓ | | |
| f. | OTHERWISE SUBSTANTIALLY DEGRADE WATER QUALITY? | | ✓ | |
| g. | PLACE HOUSING WITHIN A 100-YEAR FLOOD PLAIN AS MAPPED ON FEDERAL FLOOD HAZARD BOUNDARY OR FLOOD INSURANCE RATE MAP OR OTHER FLOOD HAZARD DELINEATION MAP? | | | ✓ |
| h. | PLACE WITHIN A 100-YEAR FLOOD PLAIN STRUCTURES WHICH WOULD IMPEDE OR REDIRECT FLOOD FLOWS? | | | ✓ |
| i. | EXPOSE PEOPLE OR STRUCTURES TO A SIGNIFICANT RISK OF LOSS, INJURY OR DEATH INVOLVING FLOODING, INCLUDING FLOODING AS A RESULT OF THE FAILURE OF A LEVEE OR DAM? | | | ✓ |
| j. | INUNDATION BY SEICHE, TSUNAMI, OR MUDFLOW? | | | ✓ |
| IX. LAND USE AND PLANNING | | | | |
| a. | PHYSICALLY DIVIDE AN ESTABLISHED COMMUNITY? | | | ✓ |

| Potentially significant impact | Potentially significant unless mitigation incorporated | Less than significant impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
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| b. | CONFLICT WITH APPLICABLE LAND USE PLAN, POLICY OR REGULATION OF AN AGENCY WITH JURISDICTION OVER THE PROJECT (INCLUDING BUT NOT LIMITED TO THE GENERAL PLAN, SPECIFIC PLAN, COASTAL PROGRAM, OR ZONING ORDINANCE) ADOPTED FOR THE PURPOSE OF AVOIDING OR MITIGATING AN ENVIRONMENTAL EFFECT? | | | ✓ | |
| c. | CONFLICT WITH ANY APPLICABLE HABITAT CONSERVATION PLAN OR NATURAL COMMUNITY CONSERVATION PLAN? | | | | ✓ |
| X. MINERAL RESOURCES | | | | | |
| a. | RESULT IN THE LOSS OF AVAILABILITY OF A KNOWN MINERAL RESOURCE THAT WOULD BE OF VALUE TO THE REGION AND THE RESIDENTS OF THE STATE? | | | | ✓ |
| b. | RESULT IN THE LOSS OF AVAILABILITY OF A LOCALLY-IMPORTANT MINERAL RESOURCE RECOVERY SITE DELINEATED ON A LOCAL GENERAL PLAN, SPECIFIC PLAN, OR OTHER LAND USE PLAN? | | | | ✓ |
| XI. NOISE | | | | | |
| a. | EXPOSURE OF PERSONS TO OR GENERATION OF NOISE IN LEVEL IN EXCESS OF STANDARDS ESTABLISHED IN THE LOCAL GENERAL PLAN OR NOISE ORDINANCE, OR APPLICABLE STANDARDS OF OTHER AGENCIES? | | ✓ | | |
| b. | EXPOSURE OF PEOPLE TO OR GENERATION OF EXCESSIVE GROUND-BORNE VIBRATION OR GROUND-BORNE NOISE LEVELS? | | | ✓ | |
| c. | A SUBSTANTIAL PERMANENT INCREASE IN AMBIENT NOISE LEVELS IN THE PROJECT VICINITY ABOVE LEVELS EXISTING WITHOUT THE PROJECT? | | ✓ | | |
| d. | A SUBSTANTIAL TEMPORARY OR PERIODIC INCREASE IN AMBIENT NOISE LEVELS IN THE PROJECT VICINITY ABOVE LEVELS EXISTING WITHOUT THE PROJECT? | | | ✓ | |
| e. | FOR A PROJECT LOCATED WITHIN AN AIRPORT LAND USE PLAN OR, WHERE SUCH A PLAN HAS NOT BEEN ADOPTED, WITHIN TWO MILES OF A PUBLIC AIRPORT OR PUBLIC USE AIRPORT, WOULD THE PROJECT EXPOSE PEOPLE RESIDING OR WORKING IN THE PROJECT AREA TO EXCESSIVE NOISE LEVELS? | | | | ✓ |
| f. | FOR A PROJECT WITHIN THE VICINITY OF A PRIVATE AIRSTRIP, WOULD THE PROJECT EXPOSE PEOPLE RESIDING OR WORKING IN THE PROJECT AREA TO EXCESSIVE NOISE LEVELS? | | | | ✓ |
| XII. POPULATION AND HOUSING | | | | | |
| a. | INDUCE SUBSTANTIAL POPULATION GROWTH IN AN AREA EITHER DIRECTLY (FOR EXAMPLE, BY PROPOSING NEW HOMES AND BUSINESSES) OR INDIRECTLY (FOR EXAMPLE, THROUGH EXTENSION OF ROADS OR OTHER INFRASTRUCTURE)? | | | ✓ | |
| b. | DISPLACE SUBSTANTIAL NUMBERS OF EXISTING HOUSING NECESSITATING THE CONSTRUCTION OF REPLACEMENT HOUSING ELSEWHERE? | | | | ✓ |
| c. | DISPLACE SUBSTANTIAL NUMBERS OF PEOPLE NECESSITATING THE CONSTRUCTION OF REPLACEMENT HOUSING ELSEWHERE? | | | | ✓ |
| XIII. PUBLIC SERVICES | | | | | |
| a. | FIRE PROTECTION? | | ✓ | | |
| b. | POLICE PROTECTION? | | ✓ | | |
| c. | SCHOOLS? | | ✓ | | |
| d. | PARKS? | | ✓ | | |
| e. | OTHER GOVERNMENTAL SERVICES (INCLUDING ROADS)? | | ✓ | | |
| XIV. RECREATION | | | | | |

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

| | | | | | |
|---|--|--|---|---|---|
| a. | WOULD THE PROJECT INCREASE THE USE OF EXISTING NEIGHBORHOOD AND REGIONAL PARKS OR OTHER RECREATIONAL FACILITIES SUCH THAT SUBSTANTIAL PHYSICAL DETERIORATION OF THE FACILITY WOULD OCCUR OR BE ACCELERATED? | | ✓ | | |
| b. | DOES THE PROJECT INCLUDE RECREATIONAL FACILITIES OR REQUIRE THE CONSTRUCTION OR EXPANSION OF RECREATIONAL FACILITIES WHICH MIGHT HAVE AN ADVERSE PHYSICAL EFFECT ON THE ENVIRONMENT? | | | | ✓ |
| XV. TRANSPORTATION/CIRCULATION | | | | | |
| a. | CAUSE AN INCREASE IN TRAFFIC WHICH IS SUBSTANTIAL IN RELATION TO THE EXISTING TRAFFIC LOAD AND CAPACITY OF THE STREET SYSTEM (I.E., RESULT IN A SUBSTANTIAL INCREASE IN EITHER THE NUMBER OF VEHICLE TRIPS, THE VOLUME TO RATIO CAPACITY ON ROADS, OR CONGESTION AT INTERSECTIONS)? | | | ✓ | |
| b. | EXCEED, EITHER INDIVIDUALLY OR CUMULATIVELY, A LEVEL OF SERVICE STANDARD ESTABLISHED BY THE COUNTY CONGESTION MANAGEMENT AGENCY FOR DESIGNATED ROADS OR HIGHWAYS? | | | ✓ | |
| c. | RESULT IN A CHANGE IN AIR TRAFFIC PATTERNS, INCLUDING EITHER AN INCREASE IN TRAFFIC LEVELS OR A CHANGE IN LOCATION THAT RESULTS IN SUBSTANTIAL SAFETY RISKS? | | | | ✓ |
| d. | SUBSTANTIALLY INCREASE HAZARDS TO A DESIGN FEATURE (E.G., SHARP CURVES OR DANGEROUS INTERSECTIONS) OR INCOMPATIBLE USES (E.G., FARM EQUIPMENT)? | | | ✓ | |
| e. | RESULT IN INADEQUATE EMERGENCY ACCESS? | | | ✓ | |
| f. | RESULT IN INADEQUATE PARKING CAPACITY? | | | ✓ | |
| g. | CONFLICT WITH ADOPTED POLICIES, PLANS, OR PROGRAMS SUPPORTING ALTERNATIVE TRANSPORTATION (E.G., BUS TURNOUTS, BICYCLE RACKS)? | | | ✓ | |
| XVI. UTILITIES | | | | | |
| a. | EXCEED WASTEWATER TREATMENT REQUIREMENTS OF THE APPLICABLE REGIONAL WATER QUALITY CONTROL BOARD? | | | | ✓ |
| b. | REQUIRE OR RESULT IN THE CONSTRUCTION OF NEW WATER OR WASTEWATER TREATMENT FACILITIES OR EXPANSION OF EXISTING FACILITIES, THE CONSTRUCTION OF WHICH COULD CAUSE SIGNIFICANT ENVIRONMENTAL EFFECTS? | | | | ✓ |
| c. | REQUIRE OR RESULT IN THE CONSTRUCTION OF NEW STORMWATER DRAINAGE FACILITIES OR EXPANSION OF EXISTING FACILITIES, THE CONSTRUCTION OF WHICH COULD CAUSE SIGNIFICANT ENVIRONMENTAL EFFECTS? | | | | ✓ |
| d. | HAVE SUFFICIENT WATER SUPPLIES AVAILABLE TO SERVE THE PROJECT FROM EXISTING ENTITLEMENTS AND RESOURCE, OR ARE NEW OR EXPANDED ENTITLEMENTS NEEDED? | | ✓ | | |
| e. | RESULT IN A DETERMINATION BY THE WASTEWATER TREATMENT PROVIDER WHICH SERVES OR MAY SERVE THE PROJECT THAT IT HAS ADEQUATE CAPACITY TO SERVE THE PROJECTS PROJECTED DEMAND IN ADDITION TO THE PROVIDERS | | | ✓ | |
| f. | BE SERVED BY A LANDFILL WITH SUFFICIENT PERMITTED CAPACITY TO ACCOMMODATE THE PROJECTS SOLID WASTE DISPOSAL NEEDS? | | | ✓ | |
| g. | COMPLY WITH FEDERAL, STATE, AND LOCAL STATUTES AND REGULATIONS RELATED TO SOLID WASTE? | | ✓ | | |
| XVII. MANDATORY FINDINGS OF SIGNIFICANCE | | | | | |
| a. | DOES THE PROJECT HAVE THE POTENTIAL TO DEGRADE THE QUALITY OF THE ENVIRONMENT, SUBSTANTIALLY REDUCE THE HABITAT OF FISH OR WILDLIFE SPECIES, CAUSE A FISH OR WILDLIFE POPULATION TO DROP BELOW SELF-SUSTAINING LEVELS, THREATEN TO ELIMINATE A PLANT OR ANIMAL COMMUNITY, REDUCE THE NUMBER OR RESTRICT THE RANGE OF A RARE OR ENDANGERED PLANT OR ANIMAL OR ELIMINATE IMPORTANT EXAMPLES OF THE | | | | ✓ |

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

| | MAJOR PERIODS OF CALIFORNIA HISTORY OR PREHISTORY? | | | |
|----|--|--|---|---|
| b. | DOES THE PROJECT HAVE IMPACTS WHICH ARE INDIVIDUALLY LIMITED, BUT CUMULATIVELY CONSIDERABLE? (CUMULATIVELY CONSIDERABLE MEANS THAT THE INCREMENTAL EFFECTS OF AN INDIVIDUAL PROJECT ARE CONSIDERABLE WHEN VIEWED IN CONNECTION WITH THE EFFECTS OF PAST PROJECTS, THE EFFECTS OF OTHER CURRENT PROJECTS, AND THE EFFECTS OF PROBABLE FUTURE PROJECTS). | | ✓ | |
| c. | DOES THE PROJECT HAVE ENVIRONMENTAL EFFECTS WHICH CAUSE SUBSTANTIAL ADVERSE EFFECTS ON HUMAN BEINGS, EITHER DIRECTLY OR INDIRECTLY? | | | ✓ |

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

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

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

The project as identified in the project description may cause potentially significant impacts on the environment without mitigation. Therefore, this environmental analysis concludes that a Mitigated Negative Declaration shall be issued to avoid and mitigate all potential adverse impacts on the environment by the imposition of mitigation measures and/or conditions contained and expressed in this document; the environmental case file known as ENV-2008-3643-MND and the associated case(s), VTT-70780-CN, VTT-70780, ZA-2008-4818-CU-ZV-DB-SPR. 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://gwm.consrv.ca.gov/shmp/> Engineering/Infrastructure/Topographic Maps/Parcel Information - <http://boemaps.eng.ci.la.ca.us/index01.htm> or City's main website under the heading "Navigate LA".

| PREPARED BY: | TITLE: | TELEPHONE NO.: | DATE: |
|------------------|-------------------------|----------------|------------|
| LUCIRALIA IBARRA | City Planning Associate | (213) 978-1394 | 12/29/2008 |

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

APPENDIX A: ENVIRONMENTAL IMPACTS EXPLANATION TABLE

| I. AESTHETICS | | |
|-----------------------------------|--|---|
| a. | NO IMPACT | The site is currently improved with two single-story commercial structures, including the original Fat Burger restaurant, and asphalt parking. The site has no scenic vistas. No impact would result. |
| b. | NO IMPACT | The site is currently improved and does not contain any scenic resources. No impact would result. |
| c. | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | The applicant is seeking to replace the existing structures to develop a 66-unit residential development, including 61 condominiums and five Live/Work Lofts. The project will need to be landscaped to mitigate the increased height and density of the project. After mitigation, the impact will be less than significant. |
| d. | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | The proposed project is proposing a four-story building that will be taller than the existing structures and in excess of the requirements for Transitional Height. The exterior lights on the buildings will need to be shielded downward to mitigate the impact to adjacent properties to a less than significant level. |
| II. AGRICULTURAL RESOURCES | | |
| a. | NO IMPACT | The site is zoned for commercial uses and has a General Commercial land use designation and does not contain farmland of any type. No impact will result. |
| b. | NO IMPACT | The site is zoned for general commercial uses and does not contain farmland of any type. No impact will result. |
| c. | NO IMPACT | The project will not result in off-site conversion of farmland for non-agricultural use. |
| III. AIR QUALITY | | |
| a. | NO IMPACT | The development of this project will not conflict with or obstruct implementation of either plan. |

| Impact? | Explanation | Mitigation Measures | |
|---------------------------------|--|--|-----------|
| b. | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | The construction phase may increase the existing basin-wide air quality violations, however, these impacts will be mitigated to a less than significant level by the proposed mitigation measures. | SEE VI B2 |
| c. | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | The construction phase may increase the existing basin-wide air quality violations, however, these impacts will be mitigated to a less than significant level by the proposed mitigation measures. | SEE VI B2 |
| d. | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | The operational impacts to the occupants will be mitigated to a less than significant level by the use of an air filtration system. | III d1 |
| e. | NO IMPACT | No objectionable odors are anticipated to result from this residential project. | |
| IV. BIOLOGICAL RESOURCES | | | |
| a. | NO IMPACT | The site is located in a developed commercial and residential area. No sensitive species are expected to be located on the site. No impact will result. | |
| b. | NO IMPACT | The site does not contain riparian habitat or sensitive natural communities. No impact would result. | |
| c. | NO IMPACT | The site does not contain wetlands. No impact would result. | |
| d. | NO IMPACT | The project area is fully developed with commercial and residential buildings. The site does not contain wildlife corridors. No impact would result. | |
| e. | NO IMPACT | The site contains no trees on the site. The applicant will be required to plant new trees and additional landscaping as part of the development. No impact will result. | |
| f. | LESS THAN SIGNIFICANT IMPACT | The proposed project will not conflict with any habitat conservation plans. | |
| V. CULTURAL RESOURCES | | | |
| a. | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | The buildings on-site have not been identified for historic significance. However, the applicant intends to maintain a significant portion of the original Fat Burger building facing Western Avenue and incorporate it into the development of the new residential condominium. A less than significant impact would result. Furthermore, the project was subject to a Section 106 review by ICF Jones & Stokes, which determined that the proposed project conforms to the Secretary of Interior's Standards for | V a |

| Impact? | Explanation | Mitigation Measures |
|------------------------------|--|---|
| | Rehabilitation and the California Historic Building Code. The report also found that the development will have no adverse effect on the Identified Historic Properties in the Area of the Potential Effects, so long as the recommended Conditions of Approval were fulfilled. These Conditions of Approval will be incorporated in to any determination for further monitoring. | |
| b. | NO IMPACT | The project is not located in an area of known archaeological resources. No impact would result. |
| c. | NO IMPACT | The project is not located in an area of known paleontological resources. No impact would result. |
| d. | NO IMPACT | No human remains are anticipated to be located at the project site. No impact would result. |
| VI. GEOLOGY AND SOILS | | |
| a. | NO IMPACT | The site is not located in an Alquist-Priolo zone. No impact would result. |
| b. | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | The subject property is subject to strong seismic shaking. However, this impact will be reduced to a less than significant level by following the International Building Code Standards during construction. |
| c. | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | The site is identified in ZIMAS as being located in a Liquefaction Zone. A geotechnical report will be required to be provided to the Department of Building and Safety, Soils Division. Additionally, the applicant will be required to comply with International Building Code standards to reduce the impact to a less than significant level. |
| d. | NO IMPACT | The property is level and not susceptible to landslides. No impact will result. |
| e. | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | The grading of the site will result in the loss of topsoil; However, this impact will be reduced to a less than significant level by the incorporation of the attached construction mitigation measures. |
| f. | LESS THAN SIGNIFICANT IMPACT | The subject property is stable and is not anticipated to become unstable due to construction of the project. |
| g. | NO IMPACT | The project site does not contain expansive soils. No impact would result. |
| h. | NO IMPACT | No septic tanks are proposed as part of this project. No impact would result. |

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

| VII. HAZARDS AND HAZARDOUS MATERIALS | | |
|--------------------------------------|--|--|
| a. | NO IMPACT | No hazardous materials are proposed to be routinely transported, used, or disposed of as part of this project. |
| b. | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | Due to the age of the current buildings on-site, lead-based paint and Asbestos Containing Materials (ACM) may be present. An ACM survey and abatement of any lead paint and asbestos must be completed prior to the issuance of a demolition permit to mitigate the impact to a less than significant level. |
| c. | LESS THAN SIGNIFICANT IMPACT | The project is not located near a school. However, the project does not propose to handle hazardous materials, substances or waste. No impact would result. |
| d. | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | The site is identified in ZIMAS as being located in a Methane Zone. As a result, the applicant will be required to incorporate a ventilation system into the structure to reduce the potential impact to a less than significant level. |
| e. | NO IMPACT | The site is not located within an airport land use plan. No impact would result. |
| f. | NO IMPACT | The site is not located near a private airstrip. No impact would result. |
| g. | NO IMPACT | The zone permits multi-family and commercial uses on the subject property. The proposed development of 66 affordable housing units is permitted in the zone and will not impair the implementation of or interfere with an Emergency Response or Evacuation Plan. No impact would result. |
| h. | NO IMPACT | The site is not located near wildlands. No impact would result. |
| VIII. HYDROLOGY AND WATER QUALITY | | |
| a. | NO IMPACT | The proposed residential project is not anticipated to violate any water quality or waste discharge requirements. |
| b. | NO IMPACT | The proposed project should not cause the depletion of groundwater supplies or the interference of groundwater recharge. The project will continue to be supplied with water by LA DWP. |
| c. | NO IMPACT | The project site does not contain a stream or river. The site currently drains into the sewer as will the proposed project. No impact will result. |

| Impact? | Explanation | Mitigation Measures | |
|----------------------------------|--|---|---------|
| d. | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | The project will be required to control stormwater runoff using Best Management Practices (BMP's) and a retention basin. After implementation of mitigation measures, the impact will be less than significant. | VIII c2 |
| e. | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | The project will be required to control stormwater runoff using Best Management Practices (BMP's) and a retention basin. After implementation of mitigation measures, the impact will be less than significant. | VIII c2 |
| f. | LESS THAN SIGNIFICANT IMPACT | The proposed project is not anticipated to substantially degrade water quality. | |
| g. | NO IMPACT | The property is not located in a flood zone. No impact would result. | |
| h. | NO IMPACT | The property is not located in a flood zone. No impact would result. | |
| i. | NO IMPACT | The property is not located in a potential dam inundation zone. No impact would result. | |
| j. | NO IMPACT | The subject property is not located within an inundation zone for seiches, tsunamis, or mudflow. No impact would result. | |
| IX. LAND USE AND PLANNING | | | |
| a. | NO IMPACT | The proposed residential project will not divide an established community. No impact would result. | |
| b. | LESS THAN SIGNIFICANT IMPACT | The 66-unit residential condominium is consistent with the zone and the South Los Angeles Community plan. The applicant proposes 100% of the project to be maintained for affordable housing purposes. | |
| c. | NO IMPACT | The proposed residential project will not conflict with any applicable habitat conservation or natural community conservation plans due to its location in developed, urban area. | |
| X. MINERAL RESOURCES | | | |
| a. | NO IMPACT | The site is not located in a known area of mineral resources. No impact is expected to result. | |
| b. | NO IMPACT | The site is not located in a known area of mineral resources. No impact is expected to result. | |
| XI. NOISE | | | |


| Impact? | Explanation | Mitigation Measures | |
|------------------------------------|--|---|---------------------|
| a. | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | During construction of the project, the applicant will be required to comply with the city's noise ordinance and the attached construction noise mitigation measures to reduce the impact to a less than significant level. Also, all exterior windows facing Western Avenue will need to be constructed of dual-pane glass to reduce the vehicular noise impacts to a less than significant level. | XI a13 SEE VI B2 |
| b. | LESS THAN SIGNIFICANT IMPACT | The project construction will be typical of new residential structures and is not anticipated to result in excessive groundborne vibration or noise levels. | |
| c. | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | The parking ramps will need to be constructed from concrete to reduce the vehicular noise impact to a less than significant level. | XI a2 |
| d. | LESS THAN SIGNIFICANT IMPACT | The project is anticipated to result in a less than significant increase in ambient noise levels. | |
| e. | NO IMPACT | The project is not located within a flight path, as such, it is not anticipated to have a noise impact. | |
| f. | NO IMPACT | The project is not located within a private airstrip. As such, it is not anticipated to have a noise impact. | |
| XII. POPULATION AND HOUSING | | | |
| a. | LESS THAN SIGNIFICANT IMPACT | The proposed 66-unit residential project is not anticipated to introduce substantial population growth. A less than significant impact would result. | |
| b. | NO IMPACT | The development of this residential project will replace two vacant commercial structures and would not result in the displacement of housing. | |
| c. | NO IMPACT | The project site is currently improved with vacant commercial structures and will not result in the displacement of residential tenants. | |
| XIII. PUBLIC SERVICES | | | |
| a. | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | The project is located in an area with inadequate fire response times. The project will be reviewed by the LA Fire Department who will require mitigation measures to reduce the fire impact to a less than significant level. | XIII a |
| b. | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | This proposed residential project should incorporate design elements, which aim to prevent criminal activity in the area to reduce the potential impact to a less than significant level. | XIII b1 |

| Impact? | Explanation | Mitigation Measures | |
|---------------------------------------|--|--|----------|
| c. | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | The project will increase the demand on area schools, however, the impact will be reduced to a less than significant level by the payment of school fees to LAUSD. | XIII c1 |
| d. | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | The project will result in an increase in the use of parks. However, this impact will be reduced to a less than significant level by the payment of Quimby fees. | SEE XIVA |
| e. | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | Street dedications may be required along Western Avenue to comply with Major Highway Standards, along 30th and 31st Streets to comply with Local Street Standards, and along the alley to comply with alley standards. | XIII e |
| XIV. RECREATION | | | |
| a. | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | The increased use of parks by this residential project will be mitigated by the payment of Recreation and Park Fees. | XIV a |
| b. | NO IMPACT | The construction of the proposed residential project will not result in the construction or expansion of recreational facilities. | |
| XV. TRANSPORTATION/CIRCULATION | | | |
| a. | LESS THAN SIGNIFICANT IMPACT | While the project does not exceed the maximum permitted density of the site or meet the threshold requirements for a traffic study, the applicant will be required to submit a driveway and parking plan to the Department of Transportation for review to ensure that the project will not result in any traffic-related impacts. | |
| b. | LESS THAN SIGNIFICANT IMPACT | The project is likely to result in a less than significant increase in the level of service on the surrounding streets. | |
| c. | NO IMPACT | No change in air traffic patterns will result from the proposed residential project. | |
| d. | LESS THAN SIGNIFICANT IMPACT | The project does not include any hazardous design features, a less than significant impact would result. | |
| e. | LESS THAN SIGNIFICANT IMPACT | Both LADOT and LAFD will review the project's emergency access to ensure that potential impacts are mitigated to a less than significant level. | |
| f. | LESS THAN SIGNIFICANT IMPACT | The project will provide 83 parking spaces for the project, which complies with Parking Option One of the City's Density Bonus Ordinance. | |
| g. | LESS THAN SIGNIFICANT IMPACT | The proposed project will not conflict with any alternative transportation policies. A less than significant impact should result. | |

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

| XVI. UTILITIES | | | |
|---|--|--|--------|
| a. | NO IMPACT | The proposed residential project should not exceed the wastewater treatment requirements of the Los Angeles Regional Water Quality Control Board. | |
| b. | NO IMPACT | The construction of this residential project will not require the construction of new water or wastewater treatment facilities or the expansion of existing facilities. | |
| c. | NO IMPACT | The proposed project should not require the construction of new stormwater drainage facilities. | |
| d. | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | The Department of Water and Power has adequate supplies to serve this residential project. Nevertheless, the project will be required to incorporate the attached mitigation measures detailing water conserving features. | |
| e. | LESS THAN SIGNIFICANT IMPACT | The increase in wastewater can be accommodated by the wastewater treatment provider. The impact will be less than significant. | |
| f. | LESS THAN SIGNIFICANT IMPACT | The local landfills have sufficient capacity to serve the proposed project. | |
| g. | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | The project will be required to provide on-site recycling to reduce the amount of trash going to landfills. This will reduce the solid waste impact to a less than significant level. | XVI f |
| XVII. MANDATORY FINDINGS OF SIGNIFICANCE | | | |
| a. | NO IMPACT | The proposed project does not result in any impacts that would cause the above. | |
| b. | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | The proposed residential development will result in environmental impacts. However, each impact can be mitigated to a less than significant level with the incorporation of the attached mitigation measures. | XVII d |
| c. | NO IMPACT | After implementation of mitigation measures, the proposed project does not have any significant impacts or indirect impacts to human beings. | |

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-2009-1727-MND | CASE NO. ZA-2009-1726-ZAA-SPR-DB | |
| PROJECT LOCATION 2914-2924 West 8th Street; 2927-2941 W. Francis Avenue | | |
| PROJECT DESCRIPTION Construction of a six story building consisting of an 85-unit affordable housing development and a 4,000 square foot daycare with 105 total parking spaces in the R4-2 Zone. All existing structures will be demolished with the exception of First Unitarian Church building. The applicant will provide 100% affordable units for Low Income households pursuant to California Government Code Sections 65915-65918 and LAMC Ordinance No. 179,681 and seeks the following four on-menu incentives: a 15-foot rear yard setback (8th Street) in lieu of the 18-feet required; a 7-foot 2-inch east side yard setback in lieu of the 9-feet required; a 15-foot rear yard setback (Francis Avenue) in lieu of the 18-feet required; and a 20% reduction of the open space requirement. The applicant is utilizing parking option number two, providing 37 affordable parking spaces (one per affordable unit), 24 special needs parking spaces (0.5 per special needs unit), 2 childcare parking spaces, and 42 additional spaces for a total of 105 parking spaces. The applicant is also requesting a Zoning Administrator Adjustment pursuant to LAMC Section 12.28 for a reduction in front yard setbacks along Francis Avenue and 8th Street to 12-feet in lieu of the required 15-feet. The project requires Site Plan Review pursuant to LAMC Section 16.05 for the development of 50 or more new dwelling units. | | |
| NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY Mercy Housing California 1500 S. Grand Avenue #100 Los Angeles, CA 90015 | | |
| FINDING: The City Planning Department of the City of Los Angeles has Proposed that a mitigated negative declaration be adopted for this project because the mitigation measure(s) outlined on the attached page(s) will reduce any potential significant adverse effects to a level of insignificance (CONTINUED ON PAGE 2) | | |
| SEE ATTACHED SHEET(S) FOR ANY MITIGATION MEASURES IMPOSED. | | |
| Any written comments received during the public review period are attached together with the response of the Lead City Agency. The project decision-maker may adopt the mitigated negative declaration, amend it, or require preparation of an EIR. Any changes made should be supported by substantial evidence in the record and appropriate findings made. | | |
| THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED. | | |
| NAME OF PERSON PREPARING THIS FORM | TITLE | TELEPHONE NUMBER |
| SARAH MOLINA | City Planning Associate | (213) 473-9983 |
| ADDRESS | SIGNATURE (Official) | DATE |
| 200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA. 90012 |  | 07/29/2009 |

MITIGATED NEGATIVE DECLARATION
ENV-2009-1727-MND

- I b2. Aesthetics (Landscaping)**
- Environmental impacts to the character and aesthetics of the neighborhood may result from project implementation. However, the potential impacts will be mitigated to a level of insignificance by the following measure:
 - All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect to the satisfaction of the decision maker.
- I c1. Aesthetics (Light)**
- Environmental impacts to the adjacent residential properties may result due to excessive illumination on the project site. However, the potential impacts will be mitigated to a level of insignificance by the following measure:
 - Outdoor lighting shall be designed and installed with shielding, so that the light source cannot be seen from adjacent residential properties.
- I c2. 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 level of insignificance by the following measure:
 - The exterior of the proposed building shall be constructed of materials such as high-performance tinted non-reflective glass and pre-cast concrete or fabricated wall surfaces.
- III d1. Air Pollution (Stationary)**
- Adverse impacts upon future occupants may result from the project implementation due to existing ambient air pollution levels in the project vicinity. However, this impact can be mitigated to a level of insignificance by the following measure:
 - RESIDENTIAL - An air filtration system shall be installed and maintained with filters meeting or exceeding the ASHRAE Standard 52.2 Minimum Efficiency Reporting Value (MERV) of 11, to the satisfaction of the Department of Building and Safety.
 - COMMERCIAL/INSTITUTIONAL - An air filtration system shall be installed and maintained with filters meeting or exceeding the ASHRAE Standard 52.2 Minimum Efficiency Reporting Value (MERV) of 12, to the satisfaction of the Department of Building and Safety.
- IV f. Tree Removal (Non-Protected Trees)**
- Environmental impacts from project implementation may result due to the loss of significant trees on the site. However, the potential impacts will be mitigated to a level of insignificance by the following measures:
 - Prior to the issuance of 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 trees (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) on the site proposed for removal shall be replaced at a 1:1 ratio with a minimum 24-inch box tree.
 - A Landscape Plan shall be prepared, indicating the location of all replacement trees, to the satisfaction of the decision-maker. 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: 213-485-5675. 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.
- VI aii. Seismic**
- Environmental impacts may result to the safety of future occupants due to the project's location in an area of potential seismic activity. However, this potential impact will be mitigated to a level of insignificance by the following measure:
 - The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.
- VI b. Erosion/Grading/Short-Term Construction Impacts**
- Environmental impacts may result from the visual alteration of natural landforms due to grading. However, this impact will be mitigated to a level of insignificance by designing the grading plan to conform with the City's Landform Grading Manual guidelines, subject to approval by the Advisory Agency and the Department of Building and Safety's Grading Division.
 - Short-term air quality, grading and noise impacts may result from the construction of the proposed project. However, these impacts can be mitigated to a level of insignificance by the following measures:

MITIGATED NEGATIVE DECLARATION
ENV-2009-1727-MND

- **Air Quality**
- All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
- The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
- All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- All clearing, grading, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- **Noise**
- The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- The project shall comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.
- **Grading**
- Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. All grading activities require grading permits from the Department of Building and Safety. Additional provisions are required for grading activities within Hillside areas. The application of BMPs includes but is not limited to the following mitigation measures:
 - Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), diversion dikes shall be constructed to channel runoff around the site. Channels shall be lined with grass or roughened pavement to reduce runoff velocity.
 - Appropriate erosion control and drainage devices shall be provided to the satisfaction of the Building and Safety Department. These measures include Interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned.
 - Stockpiles and excavated soil shall be covered with secured tarps or plastic sheeting.
- **General Construction**
- Sediment carries with it other work-site pollutants such as pesticides, cleaning solvents, cement wash, asphalt, and car fluids that are toxic to sea life.
- All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete; wood, and vegetation. Non recyclable materials/wastes shall be taken to an appropriate landfill. Toxic wastes shall be discarded at a licensed regulated disposal site.
- Leaks, drips and spills shall be cleaned up immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
- Pavement shall not be hosed down at material spills. Dry cleanup methods shall be used whenever possible.
- Dumpsters shall be covered and maintained. Place uncovered dumpsters under a roof or cover with tarps or plastic sheeting.
- Where truck traffic is frequent, gravel approaches shall be used to reduce soil compaction and limit the tracking of sediment into streets.
- All vehicle/equipment maintenance, repair, and washing shall be conducted away from storm drains. All major repairs shall be conducted off-site. Drip pans or drop clothes shall be used to catch drips and spills.

JITIGATED NEGATIVE DECLARATION
ENV-2009-1727-MND

VII b5. Explosion/Release (Asbestos Containing Materials)

- Due to the age of the building(s) being demolished, asbestos-containing materials (ACM) may be located in the structure(s). Exposure to ACM during demolition could be hazardous to the health of the demolition workers as well as area residents and employees. However, these Impacts can be mitigated to a level of insignificance by the following measure:
- Prior to the issuance of any demolition permit, the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant that no ACM are present in the building. If ACM 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 State and Federal rules and regulations.
- Prior to Issuance of any permit for 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.

VIII c2. Single Family Dwelling (10+ Home Subdivision/Multi Family)

- Environmental impacts may result from the development of this project. However, the potential impacts will be mitigated to a level of insignificance by incorporating stormwater pollution control measures. Ordinance No. 172,176 and Ordinance No. 173,494 specify Stormwater and Urban Runoff Pollution Control which requires the application of Best Management Practices (BMPs). Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. Applicants must meet the requirements of the Standard Urban Stormwater Mitigation Plan (SUSMP) approved by Los Angeles Regional Water Quality Control Board, including the following: (A copy of the SUSMP can be downloaded at: <http://www.swrcb.ca.gov/rwqcb4/>).
- Project applicants are required to implement stormwater BMPs to treat and infiltrate the runoff from a storm event producing 3/4 inch of rainfall in a 24 hour period. The design of structural BMPs shall be in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard is required.
- Post development peak stormwater runoff discharge rates shall not exceed the estimated pre-development rate for developments where the increase peak stormwater discharge rate will result in increased potential for downstream erosion.
- Concentrate or cluster development on portions of a site while leaving the remaining land in a natural undisturbed condition.
- Limit clearing and grading of native vegetation at the project site to the minimum needed to build lots, allow access, and provide fire protection.
- Maximize trees and other vegetation at each site by planting additional vegetation, clustering tree areas, and promoting the use of native and/or drought tolerant plants.
- Preserve riparian areas and wetlands.
- Any connection to the sanitary sewer must have authorization from the Bureau of Sanitation.
- Reduce Impervious surface area by using permeable pavement materials where appropriate, including: pervious concrete/asphalt; unit pavers, i.e. turf block; and granular materials, i.e. crushed aggregates, cobbles.
- Install Roof runoff systems where site is suitable for installation. Runoff from rooftops is relatively clean, can provide groundwater recharge and reduce excess runoff into storm drains.
- Paint messages that prohibits the dumping of improper materials into the storm drain system adjacent to storm drain inlets. Prefabricated stencils can be obtained from the Dept. of Public Works, Stormwater Management Division.
- 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 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.

MITIGATED NEGATIVE DECLARATION
ENV-2009-1727-MND

- Design an efficient irrigation system to minimize runoff including: drip irrigation for shrubs to limit excessive spray; shutoff devices to prevent irrigation after significant precipitation; and flow reducers.
- Runoff from hillside areas can be collected in a vegetative swale, wet pond, or extended detention basin, before it reaches the storm drain system.
- 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.

XI a2. 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 level of insignificance 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.

XIII a. Public Services (Fire)

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

XIII c1. Public Services (Schools)

- Environmental impacts may result from project implementation due to the location of the project in an area with insufficient school capacity. However, the potential impact will be mitigated to a level of insignificance by the following measure:
- The applicant shall pay school fees to the Los Angeles Unified School District to offset the impact of additional student enrollment at schools serving the project area.

XIV a. Recreation (Increase 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 by the following measure:
- Per Section 17. 12-A of the LA Municipal Code, the applicant shall pay the applicable Quimby fees for the construction of condominiums, or Recreation and Park fees for construction of apartment buildings.

XVI d. Utilities (Local or Regional Water Supplies)

- Environmental impacts may result from project implementation due to the cumulative increase in demand on the City's water supplies. However, this potential impact will be mitigated to a level of insignificance by the following measures:
- The project shall comply with Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance (e.g. use drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray, set automatic sprinkler systems to irrigate during the early morning or evening hours to minimize water loss due to evaporation, and water less in the cooler months and during the rainy season).
- If conditions dictate, the Department of Water and Power may postpone new water connections for this project until water supply capacity is adequate.
- **(All New Construction, Commercial/Industrial Remodel, Condominium Conversions, and Adaptive Reuse)**
Unless otherwise required, and to the satisfaction of the Department of Building and Safety, the applicant shall install:
 - a. 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. Rebates may be offered through the Los Angeles Department of Water and Power to offset portions of the costs of these installations.
 - b. Restroom faucets with a maximum flow rate of 1.5 gallons per minute.Single-pass cooling equipment shall be strictly prohibited from use. Prohibition of such equipment shall be indicated

MITIGATED NEGATIVE DECLARATION
ENV-2009-1727-MND

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.)

- **(All New Commercial and Industrial)**
Unless otherwise required, all restroom faucets shall be of a self-closing design, to the satisfaction of the Department of Building and Safety.
- **(All New Residential, Condominium Conversions, and Adaptive Reuse)**
Unless otherwise required, and to the satisfaction of the Department of Building and Safety, the applicant shall:
 - a. Install a demand (tankless or instantaneous) water heater system sufficient to serve the anticipated needs of the dwelling(s).
 - b. Install no more than one showerhead per shower stall, having a flow rate no greater than 2.0 gallons per minute.
 - c. Install and utilize only high-efficiency clothes washers (water factor of 6.0 or less) in the project, if proposed to be provided in either individual units and/or in a common laundry room(s). If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance. Rebates may be offered through the Los Angeles Department of Water and Power to offset portions of the costs of these installations.
 - d. Install and utilize only high-efficiency Energy Star-rated dishwashers in the project, if proposed to be provided. If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.
- **(Landscaping)**
In addition to the requirements of the Landscape Ordinance, the landscape plan shall incorporate the following:
 - a. Weather-based irrigation controller with rain shutoff;
 - b. Matched precipitation (flow) rates for sprinkler heads;
 - c. Drip/microspray/subsurface irrigation where appropriate;
 - d. Minimum irrigation system distribution uniformity of 75 percent;
 - e. Proper hydro-zoning, turf minimization and use of native/drought tolerant plant materials; and
 - f. Use of landscape contouring to minimize precipitation runoff.
 - g. A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for irrigated landscape areas totaling 5,000 sf. and greater, to the satisfaction of the Department of Building and Safety.

XVI f. Utilities (Solid Waste)

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

XVII d. End

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

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
INITIAL STUDY
and CHECKLIST

(CEQA Guidelines Section 15063)

| | | | |
|--|--|---|--|
| LEAD CITY AGENCY: City of Los Angeles | | COUNCIL DISTRICT: CD 1 - ED P. REYES | DATE: |
| RESPONSIBLE AGENCIES: Department of City Planning | | | |
| ENVIRONMENTAL CASE: ENV-2009-1727-MND | | RELATED CASES: ZA-2009-1726-ZAA-SPR-DB | |
| PREVIOUS ACTIONS CASE NO.: | | <input type="checkbox"/> Does have significant changes from previous actions. <input checked="" type="checkbox"/> Does NOT have significant changes from previous actions. | |
| PROJECT DESCRIPTION: CONSTRUCTION OF A NEW 85-UNIT AFFORDABLE HOUSING PROJECT AND 4,000 S.F. DAYCARE CENTER . | | | |
| ENV PROJECT DESCRIPTION: Construction of a six story building consisting of an 85-unit affordable housing development and a 4,000 square foot daycare with 105 total parking spaces in the R4-2 Zone. All existing structures will be demolished with the exception of First Unitarian Church building. The applicant will provide 100% affordable units for Low Income households pursuant to California Government Code Sections 65915-65918 and LAMC Ordinance No. 179,681 and seeks the following four on-menu incentives: a 15-foot rear yard setback (8th Street) in lieu of the 18-feet required; a 7-foot 2-inch east side yard setback in lieu of the 9-feet required; a 15-foot rear yard setback (Francis Avenue) in lieu of the 18-feet required; and a 20% reduction of the open space requirement. The applicant is utilizing parking option number two, providing 37 affordable parking spaces (one per affordable unit), 24 special needs parking spaces (0.5 per special needs unit), 2 childcare parking spaces, and 42 additional spaces for a total of 105 parking spaces. The applicant is also requesting a Zoning Administrator Adjustment pursuant to LAMC Section 12.28 for a reduction in front yard setbacks along Francis Avenue and 8th Street to 12-feet in lieu of the required 15-feet. The project requires Site Plan Review pursuant to LAMC Section 16.05 for the development of 50 or more new dwelling units. | | | |
| ENVIRONMENTAL SETTINGS: The subject property is an approximately 30,040 square foot parcel of land with a 150-foot frontage on the north side of Francis Avenue and a 120-foot frontage on the south side of 8th Street. The property is located within Flood Zone C and is within a fault zone. Adjacent land uses consist of multi-family residential to the north and east in the R4-2 zone; multi-family residential and commercial including a restaurant, a bakery, 7-Eleven, laundry, parking, and offices to the south in the R4-1 and C2-1 zones, and multi-family residential and retail to the east in the R4-2 and C2-1 zones. Francis Avenue is a designated Local Street, dedicated a 60-foot width at the project's southern street frontage and 8th Street is a Secondary Highway dedicated to a variable 80-83 foot width at the project's northern street frontage. | | | |
| PROJECT LOCATION: 2914-2924 West 8th Street; 2927-2941 W. Francis Avenue | | | |
| COMMUNITY PLAN AREA: WILSHIRE STATUS: <input checked="" type="checkbox"/> Does Conform to Plan <input type="checkbox"/> Does NOT Conform to Plan | | AREA PLANNING COMMISSION: CENTRAL | CERTIFIED NEIGHBORHOOD COUNCIL: MACARTHUR PARK |
| EXISTING ZONING: R4-2 | | MAX. DENSITY/INTENSITY ALLOWED BY ZONING: 88 Dwelling Units | |

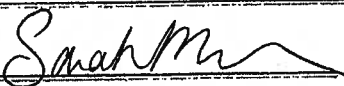
| | | |
|--|--|---------------------------------|
| GENERAL PLAN LAND USE: HIGH MEDIUM RESIDENTIAL | MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION: 88 Dwelling Units | LA River Adjacent: NO |
| | PROPOSED PROJECT DENSITY: 88+31 (35% Density Bonus) = 119 Dwelling Units | |

| | | |
|-------------------------|----------------------|----------------------|
| STATE | COUNTY | CITY |
| PROJECT NAME | PROJECT NUMBER | PROJECT ADDRESS |
| PROJECT LOCATION | PROJECT STATUS | PROJECT DATE |
| PROJECT DESCRIPTION | PROJECT OWNER | PROJECT CONTACT |
| PROJECT PURPOSE | PROJECT TYPE | PROJECT PHASE |
| PROJECT SCOPE | PROJECT BOUNDARY | PROJECT PERMIT |
| PROJECT LEGAL | PROJECT ZONING | PROJECT REGULATIONS |
| PROJECT COMPLIANCE | PROJECT STANDARDS | PROJECT REQUIREMENTS |
| PROJECT REVIEW | PROJECT APPROVAL | PROJECT ACTION |
| PROJECT NOTES | PROJECT COMMENTS | PROJECT REVISIONS |
| PROJECT HISTORY | PROJECT RECORDS | PROJECT ARCHIVES |
| PROJECT CONTACTS | PROJECT STAKEHOLDERS | PROJECT PARTNERS |
| PROJECT DOCUMENTS | PROJECT DRAWINGS | PROJECT REPORTS |
| PROJECT FILES | PROJECT IMAGES | PROJECT VIDEOS |
| PROJECT LINKS | PROJECT REFERENCES | PROJECT SOURCES |
| PROJECT TOOLS | PROJECT METHODS | PROJECT TECHNIQUES |
| PROJECT RESULTS | PROJECT FINDINGS | PROJECT CONCLUSIONS |
| PROJECT RECOMMENDATIONS | PROJECT SUGGESTIONS | PROJECT ADVICE |

Determination (To Be Completed By Lead Agency)

On the basis of this initial evaluation:

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

| | | |
|--|-------------------------|----------------|
|  | City Planning Associate | (213) 473-9983 |
| Signature | Title | Phone |

Evaluation Of Environmental Impacts:

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

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

Environmental Factors Potentially Affected:

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

| | | |
|--|--|---|
| <input checked="" type="checkbox"/> AESTHETICS <input type="checkbox"/> AGRICULTURAL RESOURCES <input checked="" type="checkbox"/> AIR QUALITY <input checked="" type="checkbox"/> BIOLOGICAL RESOURCES <input type="checkbox"/> CULTURAL RESOURCES <input checked="" type="checkbox"/> GEOLOGY AND SOILS | <input checked="" type="checkbox"/> HAZARDS AND HAZARDOUS MATERIALS <input checked="" type="checkbox"/> HYDROLOGY AND WATER QUALITY <input type="checkbox"/> LAND USE AND PLANNING <input type="checkbox"/> MINERAL RESOURCES <input checked="" type="checkbox"/> NOISE <input type="checkbox"/> POPULATION AND HOUSING | <input checked="" type="checkbox"/> PUBLIC SERVICES <input checked="" type="checkbox"/> RECREATION <input type="checkbox"/> TRANSPORTATION/CIRCULATION <input checked="" type="checkbox"/> UTILITIES <input checked="" type="checkbox"/> MANDATORY FINDINGS OF SIGNIFICANCE |
|--|--|---|

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

Background

| | |
|---|--|
| PROPONENT NAME: Mercy Housing California APPLICANT ADDRESS: 1500 S. Grand Avenue #100 Los Angeles, CA 90015 AGENCY REQUIRING CHECKLIST: Department of City Planning PROPOSAL NAME (if Applicable): | PHONE NUMBER: (213) 743-5820 DATE SUBMITTED: 06/08/2009 |
|---|--|

| 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, OR OTHER LOCALLY RECOGNIZED DESIRABLE AESTHETIC NATURAL FEATURE WITHIN A CITY-DESIGNATED SCENIC HIGHWAY? | | | ✓ |
| c. | SUBSTANTIALLY DEGRADE THE EXISTING VISUAL CHARACTER OR QUALITY OF THE SITE AND ITS SURROUNDINGS? | ✓ | | |
| d. | CREATE A NEW SOURCE OF SUBSTANTIAL LIGHT OR GLARE WHICH WOULD ADVERSELY AFFECT DAY OR NIGHTTIME VIEWS IN THE AREA? | ✓ | | |
| II. AGRICULTURAL RESOURCES | | | | |
| a. | CONVERT PRIME FARMLAND, UNIQUE FARMLAND, OR FARMLAND OF STATEWIDE IMPORTANCE, AS SHOWN ON THE MAPS PREPARED PURSUANT TO THE FARMLAND MAPPING AND MONITORING PROGRAM OF THE CALIFORNIA RESOURCES AGENCY, TO NON-AGRICULTURAL USE? | | | ✓ |
| b. | CONFLICT THE EXISTING ZONING FOR AGRICULTURAL USE, OR A WILLIAMSON ACT CONTRACT? | | | ✓ |
| c. | INVOLVE OTHER CHANGES IN THE EXISTING ENVIRONMENT WHICH, DUE TO THEIR LOCATION OR NATURE, COULD RESULT IN CONVERSION OF FARMLAND, TO NON-AGRICULTURAL USE? | | | ✓ |
| III. AIR QUALITY | | | | |
| a. | CONFLICT WITH OR OBSTRUCT IMPLEMENTATION OF THE SCAQMD OR CONGESTION MANAGEMENT PLAN? | | | ✓ |
| b. | VIOLATE ANY AIR QUALITY STANDARD OR CONTRIBUTE SUBSTANTIALLY TO AN EXISTING OR PROJECTED AIR QUALITY VIOLATION? | | ✓ | |
| c. | RESULT IN A CUMULATIVELY CONSIDERABLE NET INCREASE OF ANY CRITERIA POLLUTANT FOR WHICH THE AIR BASIN IS NON-ATTAINMENT (OZONE, CARBON MONOXIDE, & PM 10) UNDER AN APPLICABLE FEDERAL OR STATE AMBIENT AIR QUALITY STANDARD? | ✓ | | |
| d. | EXPOSE SENSITIVE RECEPTORS TO SUBSTANTIAL POLLUTANT CONCENTRATIONS? | ✓ | | |
| e. | CREATE OBJECTIONABLE ODORS AFFECTING A SUBSTANTIAL NUMBER OF PEOPLE? | | | ✓ |
| IV. BIOLOGICAL RESOURCES | | | | |
| a. | HAVE A SUBSTANTIAL ADVERSE EFFECT, EITHER DIRECTLY OR THROUGH HABITAT MODIFICATION, ON ANY SPECIES IDENTIFIED AS A CANDIDATE, SENSITIVE, OR SPECIAL STATUS SPECIES IN LOCAL OR REGIONAL PLANS, POLICIES, OR REGULATIONS BY THE CALIFORNIA DEPARTMENT OF FISH AND GAME OR U.S. FISH AND WILDLIFE SERVICE ? | | | ✓ |
| b. | HAVE A SUBSTANTIAL ADVERSE EFFECT ON ANY RIPARIAN HABITAT OR OTHER SENSITIVE NATURAL COMMUNITY IDENTIFIED IN THE CITY OR REGIONAL PLANS, POLICIES, REGULATIONS BY THE CALIFORNIA DEPARTMENT OF FISH AND GAME OR U.S. FISH AND WILDLIFE SERVICE ? | | | ✓ |
| c. | HAVE A SUBSTANTIAL ADVERSE EFFECT ON FEDERALLY PROTECTED WETLANDS AS DEFINED BY SECTION 404 OF THE CLEAN WATER ACT (INCLUDING, BUT NOT LIMITED TO, MARSH VERNAL POOL, COASTAL, ETC.) THROUGH DIRECT REMOVAL, FILLING, HYDROLOGICAL INTERRUPTION, OR OTHER MEANS? | | | ✓ |
| d. | INTERFERE SUBSTANTIALLY WITH THE MOVEMENT OF ANY NATIVE RESIDENT OR MIGRATORY FISH OR WILDLIFE SPECIES OR WITH ESTABLISHED NATIVE RESIDENT OR MIGRATORY WILDLIFE CORRIDORS, OR IMPEDE THE USE OF NATIVE WILDLIFE NURSERY SITES? | | | ✓ |

| Potentially significant impact | Potentially significant unless mitigation incorporated | Less than significant impact | No Impact |
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| e. | CONFLICT WITH ANY LOCAL POLICIES OR ORDINANCES PROTECTING BIOLOGICAL RESOURCES, SUCH AS TREE PRESERVATION POLICY OR ORDINANCE (E.G., OAK TREES OR CALIFORNIA WALNUT WOODLANDS)? | | ✓ | | |
| f. | CONFLICT WITH THE PROVISIONS OF AN ADOPTED HABITAT CONSERVATION PLAN, NATURAL COMMUNITY CONSERVATION PLAN, OR OTHER APPROVED LOCAL, REGIONAL, OR STATE HABITAT CONSERVATION PLAN? | | | | ✓ |
| V. CULTURAL RESOURCES | | | | | |
| a. | CAUSE A SUBSTANTIAL ADVERSE CHANGE IN SIGNIFICANCE OF A HISTORICAL RESOURCE AS DEFINED IN STATE CEQA 15064.57 | | | | ✓ |
| b. | CAUSE A SUBSTANTIAL ADVERSE CHANGE IN SIGNIFICANCE OF AN ARCHAEOLOGICAL RESOURCE PURSUANT TO STATE CEQA 15064.57 | | | | ✓ |
| c. | DIRECTLY OR INDIRECTLY DESTROY A UNIQUE PALEONTOLOGICAL RESOURCE OR SITE OR UNIQUE GEOLOGIC FEATURE? | | | | ✓ |
| d. | DISTURB ANY HUMAN REMAINS, INCLUDING THOSE INTERRED OUTSIDE OF FORMAL CEMETERIES? | | | | ✓ |
| VI. GEOLOGY AND SOILS | | | | | |
| a. | EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING : RUPTURE OF A KNOWN EARTHQUAKE FAULT, AS DELINEATED ON THE MOST RECENT ALQUIST-PRIOLO EARTHQUAKE FAULT ZONING MAP ISSUED BY THE STATE GEOLOGIST FOR THE AREA OR BASED ON OTHER SUBSTANTIAL EVIDENCE OF A KNOWN FAULT? REFER TO DIVISION OF MINES AND GEOLOGY SPECIAL PUBLICATION 42. | | | | ✓ |
| b. | EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING : STRONG SEISMIC GROUND SHAKING? | | ✓ | | |
| c. | EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING : SEISMIC-RELATED GROUND FAILURE, INCLUDING LIQUEFACTION? | | | | ✓ |
| d. | EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING : LANDSLIDES? | | | | ✓ |
| e. | RESULT IN SUBSTANTIAL SOIL EROSION OR THE LOSS OF TOPSOIL? | | ✓ | | |
| f. | BE LOCATED ON A GEOLOGIC UNIT OR SOIL THAT IS UNSTABLE, OR THAT WOULD BECOME UNSTABLE AS A RESULT OF THE PROJECT, AND POTENTIAL RESULT IN ON- OR OFF-SITE LANDSLIDE, LATERAL SPREADING, SUBSIDENCE, LIQUEFACTION, OR COLLAPSE? | | | | ✓ |
| g. | BE LOCATED ON EXPANSIVE SOIL, AS DEFINED IN TABLE 1B-1-B OF THE UNIFORM BUILDING CODE (1994), CREATING SUBSTANTIAL RISKS TO LIFE OR PROPERTY? | | | | ✓ |
| h. | HAVE SOILS INCAPABLE OF ADEQUATELY SUPPORTING THE USE OF SEPTIC TANKS OR ALTERNATIVE WASTE WATER DISPOSAL SYSTEMS WHERE SEWERS ARE NOT AVAILABLE FOR THE DISPOSAL OF WASTE WATER? | | | | ✓ |
| VII. HAZARDS AND HAZARDOUS MATERIALS | | | | | |
| a. | CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT THROUGH THE ROUTINE TRANSPORT, USE, OR DISPOSAL OF HAZARDOUS MATERIALS? | | | | ✓ |
| b. | CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT THROUGH REASONABLY FORESEEABLE UPSET AND ACCIDENT CONDITIONS INVOLVING THE RELEASE OF HAZARDOUS MATERIALS INTO THE ENVIRONMENT? | | ✓ | | |

| Potentially significant Impact | Potentially significant unless mitigation Incorporated | Less than significant Impact | No Impact |
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| c. | EMIT HAZARDOUS EMISSIONS OR HANDLE HAZARDOUS OR ACUTELY HAZARDOUS MATERIALS, SUBSTANCES, OR WASTE WITHIN ONE-QUARTER MILE OF AN EXISTING OR PROPOSED SCHOOL? | | | | ✓ |
| d. | BE LOCATED ON A SITE WHICH IS INCLUDED ON A LIST OF HAZARDOUS MATERIALS SITES COMPILED PURSUANT TO GOVERNMENT CODE SECTION 65962.5 AND, AS A RESULT, WOULD IT CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT? | | | | ✓ |
| e. | FOR A PROJECT LOCATED WITHIN AN AIRPORT LAND USE PLAN OR, WHERE SUCH A PLAN HAS NOT BEEN ADOPTED, WITHIN TWO MILES OF A PUBLIC AIRPORT OR PUBLIC USE AIRPORT, WOULD THE PROJECT RESULT IN A SAFETY HAZARD FOR PEOPLE RESIDING OR WORKING IN THE PROJECT AREA? | | | | ✓ |
| f. | FOR A PROJECT WITHIN THE VICINITY OF A PRIVATE AIRSTRIP, WOULD THE PROJECT RESULT IN A SAFETY HAZARD FOR THE PEOPLE RESIDING OR WORKING IN THE AREA? | | | | ✓ |
| g. | IMPAIR IMPLEMENTATION OF OR PHYSICALLY INTERFERE WITH AN ADOPTED EMERGENCY RESPONSE PLAN OR EMERGENCY EVACUATION PLAN? | | | | ✓ |
| h. | EXPOSE PEOPLE OR STRUCTURES TO A SIGNIFICANT RISK OF LOSS, INJURY OR DEATH INVOLVING WILDLAND FIRES, INCLUDING WHERE WILDLANDS ARE ADJACENT TO URBANIZED AREAS OR WHERE RESIDENCES ARE INTERMIXED WITH WILDLANDS? | | | | ✓ |
| VIII. HYDROLOGY AND WATER QUALITY | | | | | |
| a. | VIOLATE ANY WATER QUALITY STANDARDS OR WASTE DISCHARGE REQUIREMENTS? | | | ✓ | |
| b. | SUBSTANTIALLY DEplete GROUNDWATER SUPPLIES OR INTERFERE WITH GROUNDWATER RECHARGE SUCH THAT THERE WOULD BE A NET DEFICIT IN AQUIFER VOLUME OR A LOWERING OF THE LOCAL GROUNDWATER TABLE LEVEL (E.G., THE PRODUCTION RATE OF PRE-EXISTING NEARBY WELLS WOULD DROP TO A LEVEL WHICH WOULD NOT SUPPORT EXISTING LAND USES OR PLANNED LAND USES FOR WHICH PERMITS HAVE BEEN GRANTED)? | | | ✓ | |
| c. | SUBSTANTIALLY ALTER THE EXISTING DRAINAGE PATTERN OF THE SITE OR AREA, INCLUDING THROUGH THE ALTERATION OF THE COURSE OF A STREAM OR RIVER, IN A MANNER WHICH WOULD RESULT IN SUBSTANTIAL EROSION OR SILTATION ON- OR OFF-SITE? | | | | ✓ |
| d. | SUBSTANTIALLY ALTER THE EXISTING DRAINAGE PATTERN OF THE SITE OR AREA, INCLUDING THROUGH THE ALTERATION OF THE COURSE OF A STREAM OR RIVER, OR SUBSTANTIALLY INCREASE THE RATE OR AMOUNT OF SURFACE RUNOFF IN AN MANNER WHICH WOULD RESULT IN FLOODING ON- OR OFF SITE? | | ✓ | | |
| e. | CREATE OR CONTRIBUTE RUNOFF WATER WHICH WOULD EXCEED THE CAPACITY OF EXISTING OR PLANNED STORMWATER DRAINAGE SYSTEMS OR PROVIDE SUBSTANTIAL ADDITIONAL SOURCES OF POLLUTED RUNOFF? | | ✓ | | |
| f. | OTHERWISE SUBSTANTIALLY DEGRADE WATER QUALITY? | | | | ✓ |
| g. | PLACE HOUSING WITHIN A 100-YEAR FLOOD PLAIN AS MAPPED ON FEDERAL FLOOD HAZARD BOUNDARY OR FLOOD INSURANCE RATE MAP OR OTHER FLOOD HAZARD DELINEATION MAP? | | | | ✓ |
| h. | PLACE WITHIN A 100-YEAR FLOOD PLAIN STRUCTURES WHICH WOULD IMPEDE OR REDIRECT FLOOD FLOWS? | | | | ✓ |
| i. | EXPOSE PEOPLE OR STRUCTURES TO A SIGNIFICANT RISK OF LOSS, INJURY OR DEATH INVOLVING FLOODING, INCLUDING FLOODING AS A RESULT OF THE FAILURE OF A LEVEE OR DAM? | | | | ✓ |
| j. | INUNDATION BY SEICHE, TSUNAMI, OR MUDFLOW? | | | | ✓ |
| IX. LAND USE AND PLANNING | | | | | |
| a. | PHYSICALLY DIVIDE AN ESTABLISHED COMMUNITY? | | | | ✓ |

| Potentially significant impact | Potentially significant unless mitigation incorporated | Less than significant impact | No Impact |
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| b. | CONFLICT WITH APPLICABLE LAND USE PLAN, POLICY OR REGULATION OF AN AGENCY WITH JURISDICTION OVER THE PROJECT (INCLUDING BUT NOT LIMITED TO THE GENERAL PLAN, SPECIFIC PLAN, COASTAL PROGRAM, OR ZONING ORDINANCE) ADOPTED FOR THE PURPOSE OF AVOIDING OR MITIGATING AN ENVIRONMENTAL EFFECT? | | | ✓ | |
| c. | CONFLICT WITH ANY APPLICABLE HABITAT CONSERVATION PLAN OR NATURAL COMMUNITY CONSERVATION PLAN? | | | | ✓ |
| X. MINERAL RESOURCES | | | | | |
| a. | RESULT IN THE LOSS OF AVAILABILITY OF A KNOWN MINERAL RESOURCE THAT WOULD BE OF VALUE TO THE REGION AND THE RESIDENTS OF THE STATE? | | | | ✓ |
| b. | RESULT IN THE LOSS OF AVAILABILITY OF A LOCALLY-IMPORTANT MINERAL RESOURCE RECOVERY SITE DELINEATED ON A LOCAL GENERAL PLAN, SPECIFIC PLAN, OR OTHER LAND USE PLAN? | | | | ✓ |
| XI. NOISE | | | | | |
| a. | EXPOSURE OF PERSONS TO OR GENERATION OF NOISE IN LEVEL IN EXCESS OF STANDARDS ESTABLISHED IN THE LOCAL GENERAL PLAN OR NOISE ORDINANCE, OR APPLICABLE STANDARDS OF OTHER AGENCIES? | | ✓ | | |
| b. | EXPOSURE OF PEOPLE TO OR GENERATION OF EXCESSIVE GROUNDBORNE VIBRATION OR GROUNDBORNE NOISE LEVELS? | | | ✓ | |
| c. | A SUBSTANTIAL PERMANENT INCREASE IN AMBIENT NOISE LEVELS IN THE PROJECT VICINITY ABOVE LEVELS EXISTING WITHOUT THE PROJECT? | | ✓ | | |
| d. | A SUBSTANTIAL TEMPORARY OR PERIODIC INCREASE IN AMBIENT NOISE LEVELS IN THE PROJECT VICINITY ABOVE LEVELS EXISTING WITHOUT THE PROJECT? | | | ✓ | |
| e. | FOR A PROJECT LOCATED WITHIN AN AIRPORT LAND USE PLAN OR, WHERE SUCH A PLAN HAS NOT BEEN ADOPTED, WITHIN TWO MILES OF A PUBLIC AIRPORT OR PUBLIC USE AIRPORT, WOULD THE PROJECT EXPOSE PEOPLE RESIDING OR WORKING IN THE PROJECT AREA TO EXCESSIVE NOISE LEVELS? | | | | ✓ |
| f. | FOR A PROJECT WITHIN THE VICINITY OF A PRIVATE AIRSTRIP, WOULD THE PROJECT EXPOSE PEOPLE RESIDING OR WORKING IN THE PROJECT AREA TO EXCESSIVE NOISE LEVELS? | | | | ✓ |
| XII. POPULATION AND HOUSING | | | | | |
| a. | INDUCE SUBSTANTIAL POPULATION GROWTH IN AN AREA EITHER DIRECTLY (FOR EXAMPLE, BY PROPOSING NEW HOMES AND BUSINESSES) OR INDIRECTLY (FOR EXAMPLE, THROUGH EXTENSION OF ROADS OR OTHER INFRASTRUCTURE)? | | | ✓ | |
| b. | DISPLACE SUBSTANTIAL NUMBERS OF EXISTING HOUSING NECESSITATING THE CONSTRUCTION OF REPLACEMENT HOUSING ELSEWHERE? | | | ✓ | |
| c. | DISPLACE SUBSTANTIAL NUMBERS OF PEOPLE NECESSITATING THE CONSTRUCTION OF REPLACEMENT HOUSING ELSEWHERE? | | | | ✓ |
| XIII. PUBLIC SERVICES | | | | | |
| a. | FIRE PROTECTION? | | ✓ | | |
| b. | POLICE PROTECTION? | | | | ✓ |
| c. | SCHOOLS? | | ✓ | | |
| d. | PARKS? | | ✓ | | |
| e. | OTHER GOVERNMENTAL SERVICES (INCLUDING ROADS)? | | ✓ | | |
| XIV. RECREATION | | | | | |

| Potentially significant Impact | Potentially significant unless mitigation incorporated | Less than significant Impact | No Impact |
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| a. | WOULD THE PROJECT INCREASE THE USE OF EXISTING NEIGHBORHOOD AND REGIONAL PARKS OR OTHER RECREATIONAL FACILITIES SUCH THAT SUBSTANTIAL PHYSICAL DETERIORATION OF THE FACILITY WOULD OCCUR OR BE ACCELERATED? | | ✓ | | |
| b. | DOES THE PROJECT INCLUDE RECREATIONAL FACILITIES OR REQUIRE THE CONSTRUCTION OR EXPANSION OF RECREATIONAL FACILITIES WHICH MIGHT HAVE AN ADVERSE PHYSICAL EFFECT ON THE ENVIRONMENT? | | | ✓ | |
| XV. TRANSPORTATION/CIRCULATION | | | | | |
| a. | CAUSE AN INCREASE IN TRAFFIC WHICH IS SUBSTANTIAL IN RELATION TO THE EXISTING TRAFFIC LOAD AND CAPACITY OF THE STREET SYSTEM (I.E., RESULT IN A SUBSTANTIAL INCREASE IN EITHER THE NUMBER OF VEHICLE TRIPS, THE VOLUME TO RATIO CAPACITY ON ROADS, OR CONGESTION AT INTERSECTIONS)? | | | ✓ | |
| b. | EXCEED, EITHER INDIVIDUALLY OR CUMULATIVELY, A LEVEL OF SERVICE STANDARD ESTABLISHED BY THE COUNTY CONGESTION MANAGEMENT AGENCY FOR DESIGNATED ROADS OR HIGHWAYS? | | | ✓ | |
| c. | RESULT IN A CHANGE IN AIR TRAFFIC PATTERNS, INCLUDING EITHER AN INCREASE IN TRAFFIC LEVELS OR A CHANGE IN LOCATION THAT RESULTS IN SUBSTANTIAL SAFETY RISKS? | | | | ✓ |
| d. | SUBSTANTIALLY INCREASE HAZARDS TO A DESIGN FEATURE (E.G., SHARP CURVES OR DANGEROUS INTERSECTIONS) OR INCOMPATIBLE USES (E.G., FARM EQUIPMENT)? | | | | ✓ |
| e. | RESULT IN INADEQUATE EMERGENCY ACCESS? | | | ✓ | |
| f. | RESULT IN INADEQUATE PARKING CAPACITY? | | | | ✓ |
| g. | CONFLICT WITH ADOPTED POLICIES, PLANS, OR PROGRAMS SUPPORTING ALTERNATIVE TRANSPORTATION (E.G., BUS TURNOUTS, BICYCLE RACKS)? | | | | ✓ |
| XVI. UTILITIES | | | | | |
| a. | EXCEED WASTEWATER TREATMENT REQUIREMENTS OF THE APPLICABLE REGIONAL WATER QUALITY CONTROL BOARD? | | | | ✓ |
| b. | REQUIRE OR RESULT IN THE CONSTRUCTION OF NEW WATER OR WASTEWATER TREATMENT FACILITIES OR EXPANSION OF EXISTING FACILITIES, THE CONSTRUCTION OF WHICH COULD CAUSE SIGNIFICANT ENVIRONMENTAL EFFECTS? | | | | ✓ |
| c. | REQUIRE OR RESULT IN THE CONSTRUCTION OF NEW STORMWATER DRAINAGE FACILITIES OR EXPANSION OF EXISTING FACILITIES, THE CONSTRUCTION OF WHICH COULD CAUSE SIGNIFICANT ENVIRONMENTAL EFFECTS? | | | | ✓ |
| d. | HAVE SUFFICIENT WATER SUPPLIES AVAILABLE TO SERVE THE PROJECT FROM EXISTING ENTITLEMENTS AND RESOURCE, OR ARE NEW OR EXPANDED ENTITLEMENTS NEEDED? | | ✓ | | |
| e. | RESULT IN A DETERMINATION BY THE WASTEWATER TREATMENT PROVIDER WHICH SERVES OR MAY SERVE THE PROJECT THAT IT HAS ADEQUATE CAPACITY TO SERVE THE PROJECTS PROJECTED DEMAND IN ADDITION TO THE PROVIDERS | | | ✓ | |
| f. | BE SERVED BY A LANDFILL WITH SUFFICIENT PERMITTED CAPACITY TO ACCOMMODATE THE PROJECTS SOLID WASTE DISPOSAL NEEDS? | | | ✓ | |
| g. | COMPLY WITH FEDERAL, STATE, AND LOCAL STATUTES AND REGULATIONS RELATED TO SOLID WASTE? | | ✓ | | |
| XVII. MANDATORY FINDINGS OF SIGNIFICANCE | | | | | |
| a. | DOES THE PROJECT HAVE THE POTENTIAL TO DEGRADE THE QUALITY OF THE ENVIRONMENT, SUBSTANTIALLY REDUCE THE HABITAT OF FISH OR WILDLIFE SPECIES, CAUSE A FISH OR WILDLIFE POPULATION TO DROP BELOW SELF-SUSTAINING LEVELS, THREATEN TO ELIMINATE A PLANT OR ANIMAL COMMUNITY, REDUCE THE NUMBER OR RESTRICT THE RANGE OF A RARE OR ENDANGERED PLANT OR ANIMAL OR ELIMINATE IMPORTANT EXAMPLES OF THE | | | | ✓ |

| Potentially significant impact | Potentially significant unless mitigation incorporated | Less than significant impact | No impact |
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| MAJOR PERIODS OF CALIFORNIA HISTORY OR PREHISTORY? | | | | | |
|--|--|--|---|--|---|
| b. | DOES THE PROJECT HAVE IMPACTS WHICH ARE INDIVIDUALLY LIMITED, BUT CUMULATIVELY CONSIDERABLE? (CUMULATIVELY CONSIDERABLE MEANS THAT THE INCREMENTAL EFFECTS OF AN INDIVIDUAL PROJECT ARE CONSIDERABLE WHEN VIEWED IN CONNECTION WITH THE EFFECTS OF PAST PROJECTS, THE EFFECTS OF OTHER CURRENT PROJECTS, AND THE EFFECTS OF PROBABLE FUTURE PROJECTS). | | ✓ | | |
| c. | DOES THE PROJECT HAVE ENVIRONMENTAL EFFECTS WHICH CAUSE SUBSTANTIAL ADVERSE EFFECTS ON HUMAN BEINGS, EITHER DIRECTLY OR INDIRECTLY? | | | | ✓ |

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

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

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

The project as identified in the project description may cause potentially significant impacts on the environment without mitigation. Therefore, this environmental analysis concludes that a Mitigated Negative Declaration shall be issued to avoid and mitigate all potential adverse impacts on the environment by the imposition of mitigation measures and/or conditions contained and expressed in this document; the environmental case file known as ENV-2009-1727-MND and the associated case(s), ZA-2009-1726-ZAA-SPR-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: | TELEPHONE NO.: | DATE: |
|--------------|-------------------------|----------------|------------|
| SARAH MOLINA | City Planning Associate | (213) 473-9983 | 07/02/2009 |

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

| I. AESTHETICS | | |
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| a. | LESS THAN SIGNIFICANT IMPACT | With the implementation of the proposed mixed-use project, the height of development on the project site would increase from one, two, and four stories to six stories (68-feet). However, there are no identified designated panoramic or focal views containing scenic vistas available in the project area. |
| b. | NO IMPACT | There are no identified scenic resources such as rock outcroppings or historic buildings located on-site, and no state-designated scenic highways located adjacent to or within view of the project site. |
| c. | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | The proposed mixed-use project would alter the visual character of the project site as it would replace the existing nine-unit residential building and daycare with a six-story multi-family residential development and daycare. However, the proposed building will have a visual impact without appropriate landscaping. |
| d. | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | The project will result in glare and increased nighttime lighting impacts. |
| | | I b2 A landscape plan is required to be prepared and submitted for review and approval. |
| | | I c1, I c2 All exterior light sources are required to be shielded from view, and the building is required to incorporate non-reflective exterior materials and windows. |
| II. AGRICULTURAL RESOURCES | | |
| a. | NO IMPACT | The project vicinity is completely developed with residential and commercial uses. Therefore, the proposed project would have no impact related to the conversion of prime farmland, unique farmland or farmland of statewide importance to a non-agricultural use. |
| b. | NO IMPACT | The project site is not currently zoned for agricultural use and is and is not subject to a Williamson Act Contract. Therefore, the proposed project would not conflict with existing zoning for agricultural use or a Williamson Act Contract, and no impact would occur. |

| Impact? | Explanation | Mitigation Measures |
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| c. | NO IMPACT | The project site is located in an urbanized area and neither the project site nor the surrounding properties are zoned or utilized for agricultural activities. Therefore, implementation of the proposed project would not result in an Impact associated with the conversion of farmland to a non-agricultural use. | |
|----|-----------|---|--|

III. AIR QUALITY

| | | | |
|----|--|---|------------------------------|
| a. | NO IMPACT | The project site is in an urbanized area within the Wilshire Community Plan Area of the City of Los Angeles. The proposed project involves the development of 85 affordable residential units and a daycare on property that is surrounded by typical urban uses and development. The development of this project will not conflict with or obstruct implementation of either plan. | |
| b. | LESS THAN SIGNIFICANT IMPACT | The construction phase may increase the existing basin-wide air quality violations, however, these Impacts will be mitigated to a less than significant level by the proposed mitigation measures. | |
| c. | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | The construction phase may increase the existing basin-wide air quality violations, however, these impacts will be mitigated to a less than significant level by the proposed mitigation measures. | See mitigation measure VI B2 |
| d. | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | The operational impacts to the occupants will be mitigated to a less than significant level by the use of an air filtration system. The daycare portion of the proposed project will require an air filtration system with a minimum MERV 12 rating and the residential portion of the proposed project will require MERV 11. | III d1 |
| e. | NO IMPACT | No objectionable odors are anticipated to result from this residential/commercial project. No impact will result. | |

IV. BIOLOGICAL RESOURCES

| | | | |
|----|-----------|--|--|
| a. | NO IMPACT | The site is located in a mixed-use developed area. No sensitive species are expected to locate on the site. No impact will result. | |
| b. | NO IMPACT | The site does not contain riparian habitat or sensitive natural communities. No impact will result. | |
| c. | NO IMPACT | The site does not contain wetlands. No impact will result. | |

| Impact? | Explanation | Mitigation Measures |
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| | | | |
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| d. | NO IMPACT | The project area is fully developed with multi-family residential and commercial buildings. The site does not contain wildlife corridors. | |
| e. | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | A tree report conducted by Arborgate Consulting dated June 1, 2009 identified 42 trees on site that are proposed to be removed. Of those trees, 37 have a trunk diameter of 8 inches or more. All trees 8 inches or more in diameter that are removed will need to be replaced on a 1:1 ratio to reduce the biological impact to a less than significant level. | IV f |
| f. | NO IMPACT | The proposed project will not conflict with any habitat conservation plans. | |

V. CULTURAL RESOURCES

| | | | |
|----|-----------|---|--|
| a. | NO IMPACT | None of the existing buildings are designated as landmarks at the national, state, or local level, and have not been identified for historic significance. No impact will result. | |
| b. | NO IMPACT | The project is not located in an area of known archeological resources. No impact will result. | |
| c. | NO IMPACT | The project is not located in an area of known paleontological resource. No impact will result. | |
| d. | NO IMPACT | No human remains are anticipated to be located at the project site. No impact will result. | |

VI. GEOLOGY AND SOILS

| | | | |
|----|--|---|--------|
| a. | NO IMPACT | The site is not located in an Alquist-Priolo zone. No impact will result. | |
| b. | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | The subject property is subject to strong seismic shaking and is located within a fault zone. However, this impact will be reduced to a less than significant level by following the International Building Code standards during construction. | VI ail |
| c. | NO IMPACT | The site is not located in a liquefaction zone. No impact will result. | |
| d. | NO IMPACT | The project is level and not susceptible to landslides. No impact will result. | |
| e. | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | The grading of the site will result in the loss of topsoil, however, this impact will be reduced to a less than significant level by the incorporation of construction mitigation measures. | VI b |

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

| | | | |
|----|-----------|---|--|
| f. | NO IMPACT | The subject property is stable and is not anticipated to become unstable due to construction of the project. No impact will result. | |
| g. | NO IMPACT | The project site does not contain expansive soils. No impact will result. | |
| h. | NO IMPACT | No septic tanks are proposed as part of this project. No impact will result. | |

VII. HAZARDS AND HAZARDOUS MATERIALS

| | | | |
|----|--|---|--------|
| a. | NO IMPACT | No hazardous materials are proposed to be routinely transported, used, or disposed of as part of this project. | |
| b. | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | The buildings located on the site may contain asbestos containing materials (ACM). An ACM survey and removal of any ACM must be completed prior to the issuance of the demolition permit to mitigate the impact to a less than significant level. | VII b5 |
| c. | NO IMPACT | No hazardous materials are proposed to be used with this residential/commercial project. No impact will result. | |
| d. | NO IMPACT | The site is not located on a list of hazardous materials list. No impact will result. | |
| e. | NO IMPACT | The site is not located within an airport land use plan. No impact will result. | |
| f. | NO IMPACT | The site is not located near a private airstrip. No impact will result. | |
| g. | NO IMPACT | The proposed development would not impair implementation of or interfere with an adopted emergency response plan or emergency evacuation plan. No impact will result. | |
| h. | NO IMPACT | The site is not located in an area of wildlands. No impact will result. | |

VIII. HYDROLOGY AND WATER QUALITY

| | | | |
|----|------------------------------|--|--|
| a. | LESS THAN SIGNIFICANT IMPACT | The proposed project is not anticipated to violate any water quality or water discharge requirements. | |
| b. | LESS THAN SIGNIFICANT IMPACT | The proposed project should not cause the depletion of groundwater supplies or the interference of groundwater recharge. The project will continue to be supplied with water by the LADWP. | |
| c. | NO IMPACT | The project site does not contain a stream or river. The site currently drains into the storm drain as will the proposed project. No impact will result. | |

| Impact? | Explanation | Mitigation Measures | |
|----------------------------------|--|--|--------------------------------|
| d. | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | The project will be required to control stormwater runoff using best management practices and a retention basin. After implementation of mitigation measures, the impact will be less than significant. | VIII c2 |
| e. | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | The project will be required to control stormwater runoff using best management practices and a retention basin. After implementation of mitigation measures, the impact will be less than significant. | See mitigation measure VIII C2 |
| f. | NO IMPACT | The proposed mixed-use project is not anticipated to substantially degrade water quality. No impact will result. | |
| g. | NO IMPACT | The property is not located in a flood zone. No impact will result. | |
| h. | NO IMPACT | The property is not located in a flood zone. No impact will result. | |
| i. | NO IMPACT | The property is not located in a potential dam inundation zone. No impact will result. | |
| j. | NO IMPACT | The subject property is not located within an inundation zone for seiches, tsunamis or mudflow. No impact will result. | |
| IX. LAND USE AND PLANNING | | | |
| a. | NO IMPACT | The proposed 85-unit affordable residential and daycare project is surrounded by multi-family development and would not result in physically dividing an established community. | |
| b. | LESS THAN SIGNIFICANT IMPACT | The applicant will provide 100% affordable units for Low Income households pursuant to California Government Code Sections 65915-65918 and LAMC Ordinance No. 179,681 and seeks the following four on-menu incentives: a 15-foot rear yard setback (8th Street) in lieu of the 18-feet required; a 7-foot 2-inch east side yard setback in lieu of the 9-feet required; a 15-foot rear yard setback (Francis Avenue) in lieu of the 18-feet required; and a 20% reduction of the open space requirement. The applicant is also requesting a Zoning Administrator Adjustment pursuant to LAMC Section 12.28 for a reduction in front yard setbacks along Francis Avenue and 8th Street to 12-feet in lieu of the required 15-feet. The project requires Site Plan Review pursuant to LAMC Section 16.05 for the development of 50 or more new dwelling units. Based on the Density Bonus Ordinance, Government Code | |

| Impact? | Explanation | Mitigation Measures | |
|------------------------------------|---|---|-----------------------------|
| | Sections 65915-65918 and the R4-2 Zone, the 85-unit residential project and daycare is compatible with the zone and the LAMC. | | |
| c. | NO IMPACT | The proposed mixed-use project will not conflict with any applicable conservation or natural community conservation plans due to its location in a developed, urban area. | |
| X. MINERAL RESOURCES | | | |
| a. | NO IMPACT | The site is not located in a known area of mineral resources. No impact is expected to result. | |
| b. | NO IMPACT | The site is not located in a known area of mineral resources. No impact is expected to result. | |
| XI. NOISE | | | |
| a. | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | During construction of the project, the applicant will be required to comply with the city's noise ordinance and the attached construction noise mitigation measures to reduce the impact to a less than significant level. | See mitigation measure VI B |
| b. | LESS THAN SIGNIFICANT IMPACT | The project construction will be typical of other multi-family and commercial buildings in the area and is not anticipated to result in excessive groundborne vibration or noise levels. | |
| c. | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | The parking ramps will need to be constructed from concrete to reduce the noise impact to a less than significant level. | XI a2 |
| d. | LESS THAN SIGNIFICANT IMPACT | The project is anticipated to result in a less than significant increase in ambient noise levels. During construction of the project, the applicant will be required to comply with the city's noise ordinance and the attached construction noise mitigation measures to reduce the impact to a less than significant level. | |
| e. | NO IMPACT | The project is not located within a flight path. No impact will result. | |
| f. | NO IMPACT | The project is not located within a private airstrip. No impact will result. | |
| XII. POPULATION AND HOUSING | | | |
| a. | LESS THAN SIGNIFICANT IMPACT | The proposed 85-unit residential and daycare project is not anticipated to introduce substantial population growth. | |

| Impact? | Explanation | Mitigation Measures | |
|------------------------------|--|---|------------------------------|
| b. | LESS THAN SIGNIFICANT IMPACT | The development of an 85-unit residential project and 4,000 square foot daycare is consistent with LAMC Ordinance No. 179,681, California Government Code Sections 65915-65918, the R4 zone, the Wilshire Community Plan, and the General Plan. No net housing will be displaced as a result of the proposed project. The applicant is allowed a maximum FAR of 6:1 by right on the 35,040 net square foot site based on the R4-2 zone, however the applicant is only proposing an 88,540 square foot building with an FAR of 3.2:1. The proposed project will also require a Site Plan Review. | |
| c. | NO IMPACT | The proposed residential/commercial project will not conflict with any applicable conservation or natural community conservation plans due to its location in a developed, urban area. | |
| XIII. PUBLIC SERVICES | | | |
| a. | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | The project is located in an area with inadequate fire response times. The project will be reviewed by the LA Fire Department and may require mitigation measures to reduce the fire impact to a less than significant level. | XIII a |
| b. | NO IMPACT | The mixed-use project should not result in an increase of police response times. No impact will result. | |
| c. | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | The project will increase the demand on area schools, however, the impact will be reduced to a less than significant level by the payment of school fees to LAUSD. | XIII c1 |
| d. | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | The project will result in an increase in the use of parks, however, this impact will be reduced to a less than significant level by the payment of Rec and Park fees. | See mitigation measure XIV A |
| e. | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | Street dedications may be required along Francis Avenue to comply with Local Street standards and 8th Street to comply with Secondary Highway standards. | |
| XIV. RECREATION | | | |
| a. | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | The increased use of parks by this residential project will be mitigated by the payment of Rec and Park fees. | XIV a |
| b. | LESS THAN SIGNIFICANT IMPACT | The construction of the proposed mixed-use project will not result in the construction or expansion of recreational facilities. | |

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

XV. TRANSPORTATION/CIRCULATION

| | | | |
|----|------------------------------|--|--|
| a. | LESS THAN SIGNIFICANT IMPACT | The development of the proposed 85-unit affordable project and 4,000 square foot daycare will replace nine residential units and a daycare center. The project will be similar to adjacent multi-family structures in the area and is not anticipated to result in a substantial increase in traffic in relation to the existing traffic load and capacity of the street system. The project was reviewed by the Department of Transportation on June 2, 2009 and it was determined that the project would require a traffic study. On July 1, 2009 DOT issued a letter stating that none of the 3 Intersections that were evaluated would be significantly impacted by project-related traffic. The traffic study approval letter is located in the file. | |
| b. | LESS THAN SIGNIFICANT IMPACT | The project would not substantially increase the level of service on the surrounding streets. | |
| c. | NO IMPACT | No change in air traffic patterns will result from the proposed mixed-use project. | |
| d. | NO IMPACT | The project does not include any hazardous design features. No impact will result. | |
| e. | LESS THAN SIGNIFICANT IMPACT | Both LADOT and LAFD will review the project's emergency access to ensure that potential impacts are mitigated to a less than significant level. | |
| f. | NO IMPACT | The applicant will provide 100% affordable units for Low Income households pursuant to California Government Code Sections 65915-65918 and LAMC Ordinance No. 179,681 and is utilizing parking option number two, providing 37 affordable parking spaces (one per affordable unit), 24 special needs parking spaces (0.5 per special needs unit), 2 childcare parking spaces, and 42 additional spaces for a total of 105 parking spaces. | |
| g. | NO IMPACT | The proposed project will not conflict with any alternative transportation policies. No impact will result. | |

XVI. UTILITIES

| | | | |
|----|-----------|---|--|
| a. | NO IMPACT | The proposed mixed-use project should not exceed the wastewater treatment requirements of the Los Angeles regional water quality control board. | |
|----|-----------|---|--|

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

| | | | |
|---|--|---|--------|
| b. | NO IMPACT | The construction of this mixed-use project will not require the construction of new water or wastewater treatment facilities or the expansion of existing facilities. | |
| c. | NO IMPACT | The proposed project should not require the construction of new stormwater drainage facilities. | |
| d. | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | The Department of Water and Power's most current water management plan indicates that a sufficient water supply is expected to be available to serve the proposed project. Sufficient water supplies would be available to serve the proposed project from existing entitlements and resources, therefore, new or expanded entitlements will not be necessary. The project will be required to incorporate the Department of Water and Power's water-saving mitigation measures to ensure that the project will have a less than significant impact on the City's water supply. | XVI d |
| e. | LESS THAN SIGNIFICANT IMPACT | The increase in wastewater can be accommodated by the wastewater treatment provider. The impact will be less than significant. | |
| f. | LESS THAN SIGNIFICANT IMPACT | The local landfills have sufficient capacity to serve the proposed project. | |
| g. | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | The project will be required to provide on-site recycling to reduce the amount of trash going to landfills. This will reduce the solid waste impact to a less than significant level. | XVI f |
| XVII. MANDATORY FINDINGS OF SIGNIFICANCE | | | |
| a. | NO IMPACT | The proposed project does not result in any impacts that would cause the above. | |
| b. | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | The proposed mixed-use development will result in environmental impacts, however, each impact can be mitigated to a less than significant level with the incorporation of the attached mitigation measures. | XVII d |
| c. | NO IMPACT | After implementation of mitigation measures, the proposed project does not have any significant direct or indirect impacts to human beings. | |

Initial Study
Mitigated Negative Declaration No. 922

Meta Housing Corporation
Compton Senior Housing Development
302 N. Tamarind Avenue
Compton, California



Lead Agency:

City of Compton
Planning and Economic Development Department
205 South Willowbrook Avenue
Compton, California 90220

September 2010

-
1. **Project Title:** Compton Senior Housing Development
 2. **Lead Agency Name and Address:** City of Compton
205 South Willowbrook Avenue
Compton, CA 90220
 3. **Contact Person and Phone Number:** Derek Hull
Director of Planning and Economic Development
(310) 605-5532
 4. **Project Manager:** Oliver Mujica, Municipal Resource Center
 5. **Project Location:** 302 North Tamarind Avenue
 6. **Project Sponsor's Name and Address:** Meta Housing Corporation
Tim Soule, Project Manager
1640 South Sepulvada Boulevard, Suite 425
Los Angeles, CA 90025
 7. **General Plan Designation:** General Commercial
 8. **Zoning:** Limited Commercial and Limited Manufacturing

9. **Description of Project:** (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary)

The project site contains approximately 1.79 gross acres located at 302 North Tamarind Avenue within the downtown portion of the City of Compton. The General Plan Land Use designation is General Commercial, and the Zoning designation is Limited Commercial and Limited Manufacturing. The proposed project involves the construction of a 3-story 75 unit senior citizen housing development.¹ The proposed project will consist of the following elements: 1) a senior citizen housing complex will be oriented facing towards N. Tamarind Avenue, and the proposed 75 units will be contained within the 3-story building; 2) a ground level parking lot will be located behind the proposed building, in which access driveways will be provided along E. Arbutus Street and E. Carson Place. A total of 42 parking spaces will be provided at a proposed parking ratio of 0.5 spaces per unit for a total of 38 parking spaces plus 4 guest parking spaces; 3) sixty (60) one-bedroom units will include a living room, kitchen, dining area, a single bathroom, bedroom, and a private patio/balcony. There are two floor plan designs in which the one-bedroom units will have a floor area of either 563 square feet or 567 square feet; 4) fifteen (15) two-bedroom units will include a living room, kitchen, dining area, two bathrooms, two bedrooms, and a private patio/balcony. Each two-bedroom unit will have a floor area of 757 square feet; 5) 75 units will be disbursed among the 3 levels of the building, as follows: First Floor has 23 units (five (5) two-bedroom and eighteen (18) one-bedroom); Second Floor has 27 units (six (6) two-bedroom and twenty-one (21) one-bedroom); and, Third Floor has 25 units (four (4) two-bedroom and twenty-one (21) one-bedroom); 6) access to the second and third level units will be provided by an elevator that will be located near the lobby entrance of the building, and stairways will be provided at the rear of the building at both the north and south ends; 7) amenities include: a community room containing approximately 1,125 square feet, an exercise room containing approximately 550 square feet, a computer room, a laundry room, an outdoor BBQ area, and a community vegetable garden area; 8) the height of the proposed overall building structure will be 31 feet, and the pediment design features will have a maximum height of 35 feet; 9) perimeter fencing comprised of wrought-iron and pilasters will be provided; 10) automatic security gates will be provided to and from the parking areas; and, 11) the proposed senior citizen housing units are to accommodate individuals that are both 55 years of age or over, and are classified as low-income.

¹ The description of the project is based on drawings provided BASE Architecture.

10. Surrounding Land Uses and Setting: (Briefly describe the project’s surroundings)

North: Single-Family Residences and Light Industrial Uses.
 South: Commercial Shopping Center fronting Compton Boulevard.
 East: Light Industrial Uses.
 West: The existing MTA Transit Center.

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 type="checkbox"/> | Aesthetics | <input type="checkbox"/> | Agricultural Resources | <input checked="" type="checkbox"/> | Air Quality |
| <input type="checkbox"/> | Biological Resources | <input type="checkbox"/> | Cultural Resources | <input checked="" type="checkbox"/> | Geology/Soils |
| <input checked="" type="checkbox"/> | Hazards & Hazardous Materials | <input checked="" type="checkbox"/> | Hydrology/Water Quality | <input type="checkbox"/> | Land Use/Planning |
| <input type="checkbox"/> | Mineral Resources | <input type="checkbox"/> | Noise | <input type="checkbox"/> | Population/Housing |
| <input checked="" type="checkbox"/> | Public Services | <input type="checkbox"/> | Recreation | <input type="checkbox"/> | Transportation/Traffic |
| <input checked="" type="checkbox"/> | Utilities/Service Systems | <input type="checkbox"/> | Mandatory Findings of Significance | | |

DETERMINATION: 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. |
| X | 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 in the project have been made by or agreed to by the project proponent: A MITIGATED NEGATIVE DECLARATION will be prepared. |
| | I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required. |
| | I find that 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 the 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: 

Date: September 9, 2010

Printed Name: Oliver Mujica
 Municipal Resource Center

For: City of Compton
 Planning & Economic Development Dept.

Table of Contents

| Section | Page |
|--|-------------|
| 1. Introduction..... | 2 |
| 2. Location and Setting | 3 |
| 3. Project Description..... | 3 |
| 4. Discretionary Approvals | 8 |
| 5. Mitigation Measures | 8 |
| 6. Findings of the Analysis | 10 |
| 7. Environmental Analysis..... | 19 |
| 8. References | 43 |

1. Introduction

The City of Compton Planning and Economic Development Department (referred to hereinafter as the lead agency) is reviewing a request to construct a senior citizen housing project on the east side of N. Tamarind Avenue between E. Arbutus Street and E. Carson Place within the north downtown portion of the City. The project site is comprised of four (4) parcels which are currently owned by the City's Community Redevelopment Agency, and contain a total of approximately 78,125 square feet. The proposed project, if approved, will involve the construction of a 3-story building consisting of 75 units and comprised of fifteen (15) two-bedroom units containing 757 square feet each, and sixty (60) one-bedroom units containing either 563 square feet or 567 square feet each. The realignment of the right-of-way for E. Carson Place will result in a net land area of approximately 77,000 square feet for the project site. The proposed project has been design in accordance with the Draft North Downtown Compton Specific Plan with is currently being processed by the City's Community Redevelopment Agency. The project applicant is Base Development Corporation located at 6151 W. Century Boulevard, Suite 1200, Los Angeles, CA 90045 and the project developer is Meta Housing Corporation located at 1640 S. Sepulveda Boulevard, Suite 425, Los Angeles, CA 90025.

The proposed development is a *project* pursuant to definitions of the California Environmental Quality Act (CEQA). As part of the proposed project's environmental review, the City of Compton authorized the preparation of an initial study. This initial study has been prepared pursuant to the CEQA Guidelines and the local environmental guidelines of the City of Compton. The State of California, through CEQA, has provided local governments with specific guidance regarding the manner in which the environmental review process is to be implemented at the local level. The CEQA Guidelines state that the purposes of an Initial Study include the following:

- To provide the City of Compton with information to use as the basis for deciding whether to prepare an Environmental Impact Report (EIR), Mitigated Negative Declaration, or Negative Declaration for the proposed project;
- To facilitate the project's environmental assessment during early phases of the proposed project's design; and,
- To eliminate unnecessary EIRs.

The City of Compton, in its capacity as lead agency, has determined that the proposed project would require a mitigated negative declaration as part of its environmental review. The following is an annotated outline summarizing the contents of this initial study:

- *Section 1. Introduction* provides the procedural context surrounding this initial study's preparation and insight into its composition.
- *Section 2. Location and Setting* indicates the location of the project site and the existing environmental setting.
- *Section 3. Project Description* provides an overview of the proposed project.
- *Section 4. Discretionary Approvals* identifies the discretionary approvals being requested by the applicant or those that will be required before the project can be implemented.
- *Section 5. Mitigation Measures* contains a listing of the mitigation measures that will be required as a means to reduce potential environmental impacts to levels that are less than significant.
- *Section 6. Findings of the Analysis* provides an overview of the potential for significant effects on the issue areas analyzed in this initial study. An initial study checklist is included in this section.
- *Section 7. Environmental Analysis* contains the analysis of the potential environmental impacts that may be expected as part of the project's implementation.
- *Section 8., References* contains the name of the preparer and other references used in the preparation of this initial study.

Although this initial study was prepared with consultant support, the analysis, conclusions, and findings made as part of its preparation, fully represent the independent judgment and position of the City of Compton acting in its capacity as lead agency.²

² Certain projects or actions undertaken by a Lead Agency may require oversight, approvals, or permits from other public agencies. These other agencies are referred to as *responsible agencies* and *trustee agencies* pursuant to Sections 15381 and 15386 of the State CEQA Guidelines.²

Copies of the initial study and the *notice of intent to adopt a mitigated negative declaration* will be forwarded to responsible agencies and will be made available to the public for review and comment. A 21-day public review period will be provided to allow these entities and other interested parties to comment on the proposed project and the mitigated negative declaration.

2. Location and Setting

The project site is located within the north downtown portion of the City of Compton. Compton is located approximately 10 miles south of downtown Los Angeles and is bounded by the Cities of Paramount and Long Beach on the east, the City of Lynwood and an unincorporated Los Angeles County area (the Willowbrook community) on the north, an unincorporated Los Angeles County area on the west, and an unincorporated Los Angeles County area and the City of Carson on the south. The Long Beach Freeway (I-710) generally serves as the City's easterly boundary. The Riverside Freeway (SR-91) traverses the southerly portion of Compton while the Century Freeway (I-105) is located north of the City.³ The location of Compton, in a regional context, is shown in Exhibit 1. The project site's location in the City is shown in Exhibit 2.

The project site is located at 302 N. Tamarind Avenue (on the east side) between E. Arbutus Street (on the north) and E. Carson Place (on the south). The project site is located approximately 800 feet to the north of E. Compton Boulevard, and approximately 200 feet west of the Alameda Corridor. The project site has a street frontage of 325 feet along N. Tamarind Avenue, 275 feet along E. Arbutus Street, and 200 feet along E. Carson Place. The total net land area is approximately 77,000 square feet (1.77 acres).

The project site is currently a vacant lot. The existing land uses located near the project site include the following:

- The existing MTA Transit Center is located on the west side of N. Tamarind Avenue.
- The Willow Walk housing development is located on the west side of N. Tamarind Avenue.
- The existing MTA Transit Center parking lot is located on the south side of E. Carson Place.

³ United States Geological Survey. *Long Beach 7 ½ Minute Quadrangle*. 1987.

- A mixture of single family residential and light industrial uses are located on the north side of E. Arbutus Street.
- Light industrial uses are located adjacent to the east side of the project site.⁴

An aerial photograph of the project area is provided in Exhibit 3.

3. Project Description

The proposed project involves the construction of a 3-story 75 unit senior citizen housing development.⁵ The proposed project will consist of the following elements:

- The proposed senior citizen housing complex will be oriented facing towards N. Tamarind Avenue, and the proposed 75 units will be contained within the 3-story building.
- The ground level parking lot will be located behind the proposed building, in which access driveways will be provided along E. Arbutus Street and E. Carson Place. A total of 42 parking spaces will be provided at a proposed parking ratio of 0.5 spaces per unit for a total of 38 parking spaces plus 4 guest parking spaces.
- The sixty (60) one-bedroom units will include a living room, kitchen, dining area, a single bathroom, bedroom, and a private patio/balcony. There are two floor plan designs in which the one-bedroom units will have a floor area of either 563 square feet or 567 square feet.
- The fifteen (15) two-bedroom units will include a living room, kitchen, dining area, two bathrooms, two bedrooms, and a private patio/balcony. Each two-bedroom unit will have a floor area of 757 square feet.
- The proposed 75 units will be disbursed among the 3 levels of the building, as follows: First Floor has 23 units (five (5) two-bedroom and eighteen (18) one-bedroom); Second Floor has 27 units (six (6) two-bedroom and twenty-one (21) one-bedroom); and, Third Floor has 25 units (four (4) two-bedroom and twenty-one (21) one-bedroom).

⁴ This information is based on field surveys conducted by Municipal Resource Center on Saturday, January 10, 2009.

⁵ The description of the project is based on drawings provided BASE Architecture.

- Access to the second and third level units will be provided by an elevator that will be located near the lobby entrance of the building, and stairways will be provided at the rear of the building at both the north and south ends.
- The amenities include: a community room containing approximately 1,125 square feet, an exercise room containing approximately 550 square feet, a computer room, a laundry room, an outdoor BBQ area, and a community vegetable garden area.
- The height of the proposed overall building structure will be 31 feet, and the pediment design features will have a maximum height of 35 feet.
- Perimeter fencing comprised of wrought-iron and pilasters will be provided.
- Automatic security gates will be provided to and from the parking areas.
- The proposed senior citizen housing units are to accommodate individuals that are both 55 years of age or over, and are classified as low-income.

The application form provided to the City indicates that the proposed residential units will be specifically reserved for senior citizens. Although, intended to conform to the development requirements of the City High Density Residential (R-H) Zone, the proposed project has been designed to comply with the land use regulations and development standards of the Draft North Downtown Compton Specific Plan, which is currently being prepared and processed by the City's Community Redevelopment Agency, and has not yet been adopted.

Based on the understanding that the proposed 75 units will be reserved for senior citizens with a total bedroom count of 90, it is anticipated that the maximum number of residents will be 90 persons (assuming one person per bedroom). The potential resident population for a conventional market-rate unit could be double (180 persons) that figure. The proposed project is summarized in Table 1.

| Table 1 Summary of Proposed Project | |
|--|---|
| Project Element | Description |
| Site Area – Gross | 78,125 square feet (1.79 acres) |
| Site Area – Net | 77,000 square feet (1.77 acres) |
| Building Floor Area | 56,481 square feet |
| One-Bedroom Units | 60 units (563 and 567 square feet each) |
| Two-Bedroom Units | 15 units (757 square feet each) |
| Off-Street Parking | 38 spaces (0.5 per each unit) |
| Guest Parking | 4 spaces (0.05 per each unit) |
| Source: BASE Architecture | |

The proposed project involves a request by the applicant for consideration of a density bonus application pursuant to the guidelines of California Senate Bill 1818 (Density Bonus Law) in order to allow an increase in the total number of proposed residential units. Under the provisions of the Density Bonus Law, the City may also consider deviations and/or relief of its development standards in exchange for the provision of affordable housing units contain within the project.

Mitigation Measure 15 (Air Quality). In compliance with South Coast Air Quality Management District Rule 1113, reactive organic gas emissions from architectural coatings shall be reduced by using pre-coated natural colored building materials, water-based or low- reactive organic gas coating and using coating transfer or spray equipment with high transfer efficiency.

Mitigation Measure 16 (Air Quality). All trucks that are to haul excavated or graded material on-site shall comply with State Vehicle Code Section 23114, with special attention to Sections 23114(b)(F), (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.

Mitigation Measure 17 (Air Quality). Ozone precursor emissions from construction equipment vehicles shall be controlled by maintaining equipment engines in good condition and proper tune per manufacturer's specifications, to the satisfaction of the City of Compton. Compliance with this measure will be subject to periodic inspections of construction equipment vehicles by the City.

Mitigation Measure 18 (Air Quality). The project shall comply with South Coast Air Quality Management District Rule 1403, Asbestos Emissions From Demolition/Renovation Activities, which specifies work practice requirements to limit asbestos emissions from building demolition and renovation activities, including the removal and associated disturbance of asbestos-containing materials. The requirements for demolition and renovation activities include asbestos surveying, notification, asbestos-containing materials removal procedures and time schedules, asbestos-containing materials handling and clean-up procedures, and storage, disposal, and land filling requirements for asbestos-containing waste materials. All operators are required to maintain records, including waste shipment records, and are required to use appropriate warning labels, signs, and markings.

Mitigation Measure 19 (Risk of Upset and Human Health). Prior to the issuance of grading permits for the proposed project, an analysis from a licensed consultant to determine if any on-site structures contain the hazardous substances below shall be submitted to the City for review and approval:

- Asbestos Containing Materials
- Polychlorinated Biphenyls
- Lead Based Paint

- Urea Formaldehyde

Mitigation Measure 20 (Risk of Upset and Human Health). If unknown wastes or suspect materials are discovered by the contractor during demolition, excavation or grading activities in which the contractor believes may involve hazardous waste/materials, the contractor shall:

- Immediately stop work in the vicinity of the suspected contaminant, removing workers and the public from the area;
- Notify the project engineer of the implementing agency;
- Secure the areas directed by the project engineer; and
- Notify the implementing agency's Hazardous Waste/ Materials Coordinator.

Mitigation Measure 21 (Risk of Upset and Human Health). For the proposed project, the services of a pest/vector control service shall be retained to ensure that insects and rodents do not spread to adjacent properties during grading activities.

Mitigation Measure 22 (Noise). Prior to the issuance of grading permits for the proposed project, the construction contractor shall demonstrate, to the satisfaction of the City of Compton, that the project complies with the following:

- All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers;
- Construction noise reduction methods such as shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied residential areas, and use of electric air compressors and similar power tools, rather than diesel equipment, shall be used where feasible; During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers;
- During construction, stockpiling and vehicle staging areas shall be located as far as practical from noise sensitive receptors;
- Operate earthmoving equipment on the construction site as far away from vibration-sensitive sites as possible; and
- Construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow for surrounding owners and residents to

contact the job superintendent. If the City or the job superintendent receives a complaint, the superintendent shall investigate, take appropriate corrective action, and report the action taken to the reporting party
superintendent receives a complaint, the superintendent shall investigate, take appropriate corrective action, and report the action taken to the reporting party.

Mitigation Measure 23 (Noise). During earthwork and grading activities for the proposed project, the construction contractor shall perform vibration monitoring when trenching, shoring, or heavy equipment activities take place within 25 feet of a habitable structure. Independent monitoring should be performed to check compliance in particularly sensitive areas. The vibration monitoring shall confirm that the peak particle velocity is 0.50 inch/second or less. Should vibration levels exceed this threshold, the contractors shall modify and/or reschedule their construction activities.

Mitigation Measure 24 (Noise). For the proposed project, mechanical equipment shall be placed as far as practicable from sensitive receptors. Additionally, the following shall be considered prior to heating, ventilation, and air conditioning unit installation: proper selection and sizing of equipment, installation of equipment with proper acoustical shielding, and incorporating the use of parapets into the building design.

Mitigation Measure 25 (Public Services - Fire Protection). Prior to the issuance of building permits for the proposed project, the final site plan, elevations, building floor plans, and site circulation shall be reviewed and approved by the City's Fire Department to ensure conformity to their fire prevention and operational requirements.

Mitigation Measure 26 (Public Services - Law Enforcement). Prior to the issuance of building permits for the proposed project, the final site plan, elevations, building floor plans, and site circulation shall be reviewed and approved by the Los Angeles County Sheriff's Department to ensure conformity to their crime prevention measures and operational requirements.

Mitigation Measure 27 (Utilities and Service Systems). Prior to the issuance of grading or building permits for the proposed project, an Infrastructure Analysis evaluating the water lines, storm water drainage facilities and sewer lines along with the corresponding improvements, if any, shall be submitted to the City of Compton for review and approval.

Mitigation Measure 28 (Utilities and Service Systems). Prior to issuance of connection permits for the proposed project, all applicable fees required by the County Sanitation Districts of Los Angeles County and the City of Compton shall be paid, if applicable.

Mitigation Measure 29 (Utilities and Service Systems). For the proposed project, the construction contractor shall use of the City's franchised trash hauler for all construction and demolition recycling and disposal in order to reduce construction-generated waste that is disposed of at landfills according to State law by at least 50 percent. The construction contractor may file specific forms to handle the recycling, and would be required to pay the appropriate fees to guarantee compliance with AB 939. The construction contractor shall prepare a Construction Waste Management Plan explaining the practices that shall be used to achieve this level of reduction.

Mitigation Measure 30 (Utilities and Service Systems). For the proposed project, the construction contractor shall adhere to all source reduction programs for the disposal of construction materials and solid waste, as required by the City of Compton. Prior to the issuance of building permits, a Source Reduction Program shall be prepared and submitted for each structure constructed on the subject property to achieve a minimum 50 percent reduction in waste disposal rates.

Mitigation Measure 31 (Utilities and Service Systems). For the proposed project, the construction contractor shall comply with all applicable City, County and State regulations and procedures for the use, collection and disposal of solid and hazardous wastes.

Mitigation Measure 32 (Utilities and Service Systems). The proposed project will be required to comply with all of the most recent building codes with respect to drainage and stormwater run-off.

Mitigation Measure 33 (Aesthetics). All wall surfaces must be maintained free of graffiti at all times.

Mitigation Measure 34 (Aesthetics). All exterior building light, security lighting and parking area lighting must be properly shielded to prevent spill over light and glare impacts on the nearby land uses.

Mitigation Measure 35 (Aesthetics). Construction equipment staging areas shall be appropriately screening (i.e., temporary fencing with opaque material) to buffer views of construction equipment and material, when feasible. Staging location shall be indicated on project grading plans.

Mitigation Measure 36 (Aesthetics). All construction-related lighting shall be located and aimed away from adjacent public right-of-ways and private properties and shall consist of the minimal wattage necessary to provide safety at the construction site. A construction safety lighting plan shall be submitted for review concurrently with the grading permit applications.

Mitigation Measure 37 (Aesthetics). Proposed structures shall use minimally reflective glass and all other materials used on exterior buildings, and structures shall be selected with attention to minimizing reflective glare.

Mitigation Measure 38 (Transportation and Circulation - Parking). No over-night parking shall be allowed within the project site except within designated surface parking areas.

6. Findings of the Analysis

The environmental analysis indicated that the proposed project will not result in any unmitigable significant adverse impacts. The following findings of significance may be made with respect to the proposed project.

- The proposed project *will not* have the potential to degrade the quality of the environment, with the implementation of the recommended mitigation.
- The proposed project *will not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals.
- The proposed project *will not* have impacts that are individually limited and cumulatively considerable.
- The proposed project *will not* have environmental effects that will adversely affect humans, either directly or indirectly, with adherence to the mitigation recommendations herein.

The conclusions of the initial study are summarized in Table 2 provided below and on the following pages.

| Table 2 Summary (Initial Study Checklist) | | | | |
|---|--------------------------------|--|------------------------------|-----------|
| Environmental Issues Area Examined | Potentially Significant Impact | Potentially Significant Unless Mitigated | Less Than Significant Impact | No Impact |
| 3.2 LAND USE AND DEVELOPMENT IMPACTS. <i>Would the project:</i> | | | | |
| a) Physically divide an established community, or otherwise result in an incompatible land use? | | | | X |
| b) Conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | | X | | |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan? | | | | X |
| d) 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 non-agricultural use? | | | | X |
| e) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | | | | X |
| f) Involve other changes in the existing environment that, due to their location or nature, may result in conversion of farmland to non-agricultural use? | | | | X |
| 3.3 POPULATION AND HOUSING IMPACTS. <i>Would the project:</i> | | | | |
| a) Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)? | | | | X |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | | | | X |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | | | | X |
| 3.4 EARTH RESOURCES AND GEOLOGY IMPACTS. <i>Would the project result in or expose people to potential impacts involving:</i> | | | | |
| a) The risk of loss 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 rupture? | | | | X |
| b) Substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking or seismic-related ground failure, including liquefaction? | | | X | |

| Table 2 Summary (Initial Study Checklist) | | | | |
|---|--------------------------------|--|------------------------------|-----------|
| Environmental Issues Area Examined | Potentially Significant Impact | Potentially Significant Unless Mitigated | Less Than Significant Impact | No Impact |
| c) Substantial soil erosion or the loss of topsoil? | | | X | |
| d) Location on a geologic unit or a 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? | | X | | |
| e) Location on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? | | | X | |
| f) Soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? | | | | X |
| g) Unique geologic or physical features? | | | | X |
| 3.5 WATER AND HYDROLOGY IMPACTS. Would the project: | | | | |
| a) Violate any water quality standards or waste discharge requirements? | | X | | |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge in such a way that would cause 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 uses for which permits have been granted)? | | | | X |
| c) Substantially alter the existing drainage pattern of the site or area, including 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? | | | | X |
| d) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner, which would result in flooding on- or off-site? | | | | X |
| e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff? | | | | X |
| f) Substantially degrade water quality? | | | | X |
| 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? | | | | X |

| Table 2 Summary (Initial Study Checklist) | | | | |
|---|---------------------------------------|---|-------------------------------------|------------------|
| Environmental Issues Area Examined | Potentially Significant Impact | Potentially Significant Unless Mitigated | Less Than Significant impact | No Impact |
| h) Place within a 100-year flood hazard area, structures which would impede or redirect flood flows? | | | | X |
| i) Expose people or structures to a significant risk of flooding as a result of dam or levee failure? | | | | X |
| j) Result in inundation by seiche, tsunami, or mudflow? | | | | X |
| 3.6 AIR QUALITY IMPACTS. Would the project: | | | | |
| a) Conflict with or obstruct implementation of the applicable air quality plan? | | | | X |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | | | | X |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)? | | | X | |
| d) Expose sensitive receptors to substantial pollutant concentrations? | | | | X |
| e) Create objectionable odors affecting a substantial number of people? | | | | X |
| f) Alter air movement, moisture, or temperature, or cause any change in climate? | | | | X |
| 3.7 BIOLOGICAL RESOURCES IMPACTS. Would the project have a substantial adverse effect: | | | | |
| a) 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? | | | | X |
| b) 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 U.S. Fish and Wildlife Service ? | | | | X |
| c) On federally protected wetlands as defined by Section 344 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | | | | X |

| Table 2 Summary (Initial Study Checklist) | | | | |
|---|--------------------------------|--|------------------------------|-----------|
| Environmental Issues Area Examined | Potentially Significant Impact | Potentially Significant Unless Mitigated | Less Than Significant Impact | No Impact |
| d) In interfering substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory life corridors, or impede the use of native wildlife nursery sites? | | | | X |
| e) In conflicting with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | | | | X |
| f) By conflicting with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | | | | X |
| 3.8 ENERGY AND MINERAL RESOURCES IMPACTS. 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? | | | | X |
| 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? | | | | X |
| c) Conflict with adopted energy conservation plans? | | | | X |
| d) Use non-renewable resources in a wasteful and inefficient manner? | | | | X |
| 3.9 RISK OF UPSET AND HUMAN HEALTH IMPACTS. Would the project: | | | | |
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | | X | | |
| b) Create a significant hazard to the public or the environment or result in reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | | | | X |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | | | | X |
| d) Be located on a site which is included on a list of hazardous material 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? | | | | X |
| e) Be located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project result in a safety hazard for people residing or working in the project area? | | | | X |

| Table 2 Summary (Initial Study Checklist) | | | | |
|---|---------------------------------------|---|-------------------------------------|------------------|
| Environmental Issues Area Examined | Potentially Significant Impact | Potentially Significant Unless Mitigated | Less Than Significant Impact | No Impact |
| f) Within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area? | | | | X |
| g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency response plan or emergency evacuation plan? | | | | X |
| h) Expose people or structures to a significant risk of loss, injury, or death involving wild land fire, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands? | | | | X |
| 3.10 NOISE IMPACTS. Would the project result in: | | | | |
| 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? | | | | X |
| b) Exposure of people to or generation of excessive ground-borne noise levels? | | | | X |
| c) Substantial permanent increase in ambient noise levels in the project vicinity above noise levels existing without the project? | | | | X |
| d) Substantial temporary or periodic increases in ambient noise levels in the project vicinity above levels existing without the project? | | | | X |
| e) For a project located with 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? | | | | X |
| 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? | | | | X |
| 3.11 PUBLIC SERVICES IMPACTS. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives in any of the following areas: | | | | |
| a) Fire protection services? | | X | | |
| b) Police protection services? | | X | | |
| c) School services? | | | | X |

| Table 2 Summary (Initial Study Checklist) | | | | |
|--|--------------------------------|--|------------------------------|-----------|
| Environmental Issues Area Examined | Potentially Significant Impact | Potentially Significant Unless Mitigated | Less Than Significant Impact | No Impact |
| d) Library facilities? | | | | X |
| e) Other governmental services? | | | | X |
| 3.12 UTILITIES IMPACTS. Would the project: | | | | |
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | | | | X |
| 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 impacts? | | | | X |
| 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? | | | | X |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | | | | X |
| e) Result in a determination by the wastewater treatment provider which serves or may serve the project, that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | | | | X |
| f) Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs? | | | | X |
| g) Comply with federal, state, and local statutes and regulations related to solid waste? | | | | X |
| h) Result in a need for new systems, or substantial alterations in power or natural gas facilities? | | | | X |
| i) Result in a need for new systems, or substantial alterations in communication systems? | | | | X |
| 3.13 AESTHETIC IMPACTS. Would the project: | | | | |
| a) Affect a scenic vista? | | | | X |
| b) Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | | X | | |

**Table 2
 Summary (Initial Study Checklist)**

| Environmental Issues Area Examined | Potentially Significant Impact | Potentially Significant Unless Mitigated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| c) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area? | | X | | |
| 3.14 CULTURAL RESOURCES IMPACTS. Would the project: | | | | |
| a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the CEQA Guidelines? | | | | X |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines? | | | | X |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | | | | X |
| d) Disturb any human remains, including those interred outside of formal cemeteries? | | | | X |
| e) Have the potential to cause a physical change that would affect unique ethnic cultural values? | | | | X |
| f) Restrict existing religious or sacred uses within the potential impact area? | | | | X |
| 3.15 RECREATION IMPACTS. Would the project: | | | | |
| a) 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? | | | | X |
| b) Affect existing recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | | | | X |
| 3.16 TRANSPORTATION AND CIRCULATION IMPACTS. 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 capacity ratio on roads, or congestion at intersections)? | | | X | |
| b) Exceed, either individually or cumulatively, a level of service standard established by the County congestion management agency for designated roads or highways? | | | X | |
| c) Substantially increase hazards due to the design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | | | | X |

- The placement of structures within 100-year flood hazard areas that would impede or redirect flood flows;
- The exposure of people or structures to a significant risk of flooding as a result of dam or levee failure; or,
- The exposure of a project to inundation by seiche, tsunami, or mudflow.

Environmental Impacts

- A. *Would the project violate any water quality standards or waste discharge requirements? Potentially Significant Impact Unless Mitigated.*

The site is currently vacant and, as a result of the proposed development, there will be a net increase in the amount of storm water runoff. Additional landscaping in the front and side yard areas will also be provided as part of the site's development. Pursuant to current storm water runoff requirements, all storm water on-site must be impounded on-site. Grading and excavation will be required to remove the existing asphalt surface and to make the site suitable for development. The site plan indicates storm water runoff from the site will be conveyed to the curbs and gutters. A hydrology study will be required to ensure that runoff is properly conveyed to the existing curb and gutters. To promote water conservation, the following mitigation measure is required:

- The facility must employ appropriate technology related to water conservation. These devices may include timers for landscaping fixtures and low flow plumbing fixtures for the interior plumbing as a means to reduce overall water consumption.

The aforementioned mitigation will reduce the potential impacts to levels that are less than significant.

- B. *Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge in such a way that would cause a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of a pre-existing nearby well would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? No Impact.*

Water supply in the City is derived from local groundwater wells operated and maintained by the Compton Municipal Water Department and imported water from the Metropolitan Water District (MWD). No water wells are located on the proposed project site. As a result, no impacts are anticipated.

- C. *Would the project substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site? No Impact.*

The proposed project site is currently vacant. No natural drainage or riparian areas remain within the project site due to its past development. In addition, no streams or rivers are located within the surrounding area. As a result, the proposed project will not result in any impacts on streams or natural hydrology.

- D. *Would the project substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in flooding on-or off-site? No Impact.*

There are no lakes or streams within the area that would be affected by the proposed project. No natural stream channels remain within the project site or in the immediate area. In addition, there will not be any increase in storm water surface runoff conveyed to the existing storm drain system given the extent of the existing impervious surfaces within the project site. As a result, no impacts will occur as part of the proposed project's implementation.

- E. *Would the project create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff? No Impact.*

No surface water bodies are found within the project site or in adjacent parcels that would be affected by the proposed project. The nature and extent of storm water runoff ultimately discharged into the existing storm drain system will not significantly change from the existing levels. In addition, no wells are planned as part of the proposed project. As a result, no impacts are anticipated.

F. Would the project otherwise substantially degrade water quality? No Impact.

Future development will be required to implement a storm water pollution prevention plan and water quality management plan in accordance with National Pollutant Discharge Elimination System (NPDES) and City of Compton requirements. With adherence to the most recent Clean Water Act requirements, no impacts from the proposed project will result.

G. Would the project 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? No Impact.

The concept of a 100-year or 500-year flood condition is used as a benchmark by civil engineers as a means to design flood control infrastructure. The proposed project will not impede or redirect the flows of potential floodwater. Furthermore, the project site is not located within a designated flood hazard area, as defined by FEMA's Flood Insurance Mapping Program (FIRM). Therefore, no impacts related to flood flows are associated with the proposed project's implementation.

H. Would the project place within a 100-year flood hazard area, structures that would impede or redirect flood flows? No Impact.

As indicated previously, the project site is not located within a designated flood hazard area as identified by FEMA. The proposed project will not impede or redirect the flows of potential floodwater. Therefore, no flood-related impacts are associated with the proposed project's implementation.

I. Would the project expose people or structures to a significant risk of flooding as a result or levee failure? No Impact.

The project site is not located within a designated flood hazard area as identified by the FEMA. The central and eastern portion of the city is located within this potential inundation area. The average floodwater depth is projected to be less than 1 foot. Virtually all of the urbanized portions of Los Angeles County are exposed to some form of potential inundation risk. As a result, no significant adverse impacts are anticipated.

J. Would the project result in inundation by seiche, tsunami, or mudflow? No Impact.

The City of Compton is located inland from the Pacific Ocean, and thus, the project site will not be exposed to the effects of a tsunami. No dams, reservoirs or volcanoes are located near the city that would present seiche or volcanic hazards.⁷ In addition, there are no surface water bodies in the immediate area that would result in seiche hazards. As a result, no impacts related to seiche, tsunami or mudflow would result.

Mitigation Measures

The analysis of the proposed project's impact on water and hydrology indicated that the impacts requiring mitigation is related to water quality. As a result, the following mitigation measure is required:

Mitigation Measure 6 (Water and Hydrology). The proposed project will be required to comply with all of the most recent building codes with respect to drainage and stormwater run-off.

Mitigation Measure 7 (Water and Hydrology). Prior to the issuance of demolition or grading permits, a Notice of Intent to comply with the Construction General Permit to the State of California Regional Water Quality Control Board shall be prepared and submitted. A copy of the Notice of Intent acknowledgement from the State of California Regional Water Quality Board must be submitted to the City of Compton for the proposed project.

Mitigation Measure 8 (Water and Hydrology). Prior to the issuance of demolition or grading permits for the proposed project, a Storm water Pollution Prevention Plan per requirements of the National Pollutant Discharge Elimination System Construction General Permit shall be prepared and submitted to the City for review and approval. A copy of the Storm Water Pollution Prevention Plan shall be available at the construction site and shall be implemented at all times on the construction site. The Storm Water Pollution Prevention Plan shall outline the source control and/or treatment control Best Management Practices to avoid or mitigate runoff pollutants at the construction site to the maximum extent practicable.

⁷ United States Geological Survey. *South Gate 7 ½ Minute Quadrangle*. 1982

Mitigation Measure 9 (Water and Hydrology). The proposed project shall comply with post-construction Best Management Practices requirements as detailed in the Los Angeles County Standard Urban Storm water Mitigation Plan.

Mitigation Measure 10 (Water and Hydrology). Prior to the issuance of demolition or grading permits for the proposed project, an Urban Storm Water Management Plan shall be prepared by a California Registered Civil Engineer, Architect, Landscape Architect or any professional knowledgeable about storm water management issues and shall evaluate and propose the proper Best Management Practices to address each source of pollutants identified by the project evaluation. The Urban Storm Water Management Plan shall be reviewed and approved by the City.

Mitigation Measure 11 (Water Use). The facility must employ appropriate technology related to water conservation. These devices may include timers for landscaping fixtures and low flow plumbing fixtures for the interior plumbing as a means to reduce overall water consumption.

7.5 Air Quality Impacts

Thresholds of Significance

According to the City of Compton, acting as lead agency, a project will normally be deemed to have a significant adverse environmental impact on air quality, if it results in any of the following:

- A conflict with, or obstructs the implementation of, the applicable air quality plan;
- A violation of an air quality standard or contribute substantially to an existing or projected air quality violation;
- A cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard;
- The exposure of sensitive receptors to substantial pollutant concentrations;
- The creation of objectionable odors affecting a substantial number of people; or,

- The alteration of air movement, moisture or temperature, or cause any change in climate.

The South Coast Air Quality Management District (SCAQMD) has established quantitative thresholds for short-term (construction) emissions and long-term (operational) emissions for criteria pollutants. These criteria pollutants include the following:

- **Ozone (O₃)** is a nearly colorless gas that irritates the lungs and damages materials and vegetation. O₃ is formed by photochemical reaction (when nitrogen dioxide is broken down by sunlight).
- **Carbon Monoxide (CO)**, a colorless, odorless toxic gas that interferes with the transfer of oxygen to the brain, is produced by the incomplete combustion of carbon-containing fuels emitted as vehicle exhaust.
- **Nitrogen dioxide (NO₂)** is a yellowish-brown gas that, at high levels, can cause breathing difficulties. NO₂ is formed when nitric oxide (a pollutant from burning processes) combines with oxygen.
- **PM₁₀** refers to particulate matter less than ten microns in diameter. PM₁₀ causes a greater health risk than larger-sized particles, since fine particles can more easily cause irritation.

Environmental Impacts

- A. *Would the project conflict with or obstruct implementation of the applicable air quality plan? No Impact.*

The proposed project will not affect any regional population, housing, and employment projections prepared for the City by the Southern California Association of Governments. As a result, the proposed project is consistent with the Growth Management Plan. Finally, the proposed project is not subject to the requirements of the Air Quality Management Plan's PM₁₀ Program, which is limited to the desert portions of the South Coast Air Basin. Given the relatively small size of the development, it is not considered to be regionally significant, according to the SCAQMD. Specific criteria for determining a project's conformity with the AQMP is defined in Chapter 12 of the Air Quality Management Plan (AQMP) and Section 12.3 of the SCAQMD's CEQA Air Quality Handbook, that states the following:

- *Consistency Criteria 1.* Will the proposed project result in an increase in the frequency or severity of an existing air quality violation or contribute to the continuation of an existing air quality violation?
- *Consistency Criteria 2.* Will the proposed project exceed the assumptions included in the AQMP or other regional growth projections relevant to the AQMP's implementation?

The proposed project is consistent with the adopted City of Compton General Plan (Consistency Criteria 2) pursuant to the proposed High Density Residential land use designation. The proposed project will result in emissions that may contribute to an existing air quality violation. However, the proposed project will not result in any net increase in development not already contemplated in regional growth projections (Consistency Criteria 1). As a result, the project would not be in conflict with, or result in an obstruction of an applicable air quality plan and no adverse impacts are anticipated.

- B. Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation? No Impact.*

Short-term airborne emissions will occur during the various development phases and include activities related to demolition, land clearance, grading, and excavation. Equipment emissions, associated with the use of construction equipment during site preparation and construction activities, will be generated (the construction equipment is generally diesel-powered, resulting in high levels of nitrogen oxide [NOx] and particulate emissions). Finally, delivery vehicles and workers commuting to and from the construction site will generate mobile emissions. Long-term emissions refer to those air quality impacts that will occur once the land uses are operational and occupied, and these impacts will continue over the operational life of any future development. The total long-term emissions from the additional daily trips that will be generated by the project will not exceed the SCAQMD's thresholds of significance. As a result, no significant adverse impacts are anticipated.

As a means to further reduce potential short-term emissions, the following mitigation is required:

- The construction contractor(s) will be required to obtain all pertinent operating permits from the SCAQMD for any equipment requiring such permits.

- The construction contractor(s) will be required to adhere to all protocols pertaining to demolition and construction activities.

Adherence to the recommended mitigation measures will further reduce the potential impacts to levels that are less than significant.

- C. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? Less Than Significant Impact.*

The project will generate long-term operational emissions. However, the majority of the long-term emissions will be associated with vehicles traveling to and from the future development that will be below the SCAQMD's thresholds of significance. As a result, the proposed project's air quality impacts are considered to be less than significant.

- D. Would the project expose sensitive receptors to substantial pollutant concentrations? No Impact.*

Sensitive receptors refer to land uses and/or activities that are especially sensitive to poor air quality. Sensitive receptors typically include homes, schools, playgrounds, hospitals, convalescent homes, and other facilities where children or the elderly may congregate. The sensitive receptors located in the vicinity of the project site include residential development located to the west and north of the site. The size of the proposed project is not expected to result in emission hot spots that would exceed the State's 1-hour or 8-hour standards.⁸ As a result, no significant adverse impacts are anticipated.

- E. Would the project create objectionable odors affecting a substantial number of people? No Impact.*

The SCAQMD's CEQA Air Quality Handbook identifies those uses that will typically create odors that, in turn, could generate complaints. These uses include agricultural activities, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding operations. Due to the nature and extent of

⁸ South Coast Air Quality Management District. *CEQA Air Quality Handbook*, Appendix 9. 1993.

the proposed use, there is limited potential for objectionable odors to affect the surrounding area given the proposed use.

F. Would the project alter air movement, moisture, or temperature, or cause any change in climate? No Impact.

The annual average daytime temperatures in the City of Compton range from 44-63° F in winter and from 60-85° F in summer, with temperatures sometimes exceeding 100° F during the summer months. Annual rainfall in the region averages between 12-15 inches, and occurs almost exclusively during the winter months. The City is located approximately 8 miles from the Pacific Ocean, and thus enjoys some moderating influences of the ocean.⁹ Wind flow patterns in the SCAB affect air quality by directing pollutants downwind from their sources. Local meteorological conditions (such as light winds and shallow vertical mixing) and topographical features (such as the San Gabriel Mountains to the north of the region) create areas of high pollutant concentrations by hindering dispersal. Temperature inversions created by a semi-permanent subtropical high-pressure cell over the Pacific Ocean also hinder dispersion by trapping cool air near the ground with warm air from the ocean. Assembly Bill 32 also establishes a deadline for the State of California to come into compliance with the provisions of the Kyoto protocols. This bill requires that California reduce its greenhouse gas emissions by 25% to 1990 levels by the year 2020. To implement AB 32 the California Air Resources Board is required to draft a plan to reach these goals and in 2008 Senate bill 375 was passed to assist the Air Resources Board in reducing greenhouse gases by providing for more sustainable communities through better land use planning. SB 375 impacts housing, growth and development, transportation and gives the Southern California Association of Governments an expanded role in setting regional goals. The proposed structure will not be large enough to alter air movement, moisture or temperature, or cause a change in the climate, either locally or regionally. As a result, no impacts upon climate or temperature are expected.

Additionally, due to the project's size of 75 units, or approximately 90 residents, in comparison to the population within the South Coast Air Basin, the project is not regionally significant and would not produce large amounts of greenhouse gases. However, the project will include project design features to reduce energy usage and mitigate any GHG emissions that are directly related or indirectly related to the project. Secondly, the City has

⁹ South Coast Air Quality Management District. *Climatological Profile of Southern California*. 1987.

designated the North Downtown Compton as an area mixed-use development in order to encourage affordable senior citizen housing. The project is an in-fill development in an urbanized area of Compton. The placement of the project in an already urbanized area will promote the use of existing mass transit. Furthermore, the project developer will coordinate with the Compton Senior Citizen's Activity Center in regards to events and will provide vans and a driver to take residents to these and other events. Also included would be medical appointments and other types of trips within the area. As such, the project will help reduce vehicle trips and promote alternatives to individual vehicle travel. These factors will encourage the tenants/residents to use alternative modes of transportation, reducing fuel usage and emission of GHGs. The proposed project has also been designed to exceed the minimum standards of Title 24 of the California Building Code by at least 15 percent. The proposed project will also incorporate double-paned windows and insulation to attenuate noise created by the traffic on the Compton Boulevard, the MTA Light Rail Blue Line, and the Alameda Corridor. These project design features also help reduce energy usage by increasing the building's insulation and reducing the need for heating and air conditioning. The windows will also use "E" glass. The "E" stands for emissivity. The "E" glass will reduce energy loss from the windows and will also shield the interior from infrared (heat) rays from the sun, thereby reducing the need for air conditioning. Other project design features include Energy Star compliant appliances, compact fluorescent bulbs, timers in interior hallways to reduce the lighting by half at night-time, and exterior photo-electric sensors to turn off exterior lighting at sunrise. Six-inch exterior wall studs and extra insulation will also be provided. In relation to water use, the project developer will use irrigation systems that will automatically shut-off in the event of rain. Native drought-tolerant vegetation will be used for landscaping. As a result, less water will be needed, thus saving energy. As such, the proposed project would have a negligible effect on any increase in local and regional greenhouse gas emissions. Cumulative impacts related to global warming would be considered less than significant.

Mitigation Measures

The following mitigation measures will be effective in further reducing potential short-term air quality impacts:

Mitigation Measure 12 (Air Quality). Prior to the issuance of building permits for the proposed project, the City of Compton shall confirm that the plans and specifications stipulate compliance with South Coast Air Quality Management District Rule

403. Excessive fugitive dust emissions shall be controlled by regular watering or other dust preventive measures, as specified in the South Coast Air Quality Management District Rules and Regulations. In addition, South Coast Air Quality Management District Rule 402 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off-site. Implementation of the following measures would reduce short-term fugitive dust impacts on nearby sensitive receptors:

- All active portions of the construction site shall be watered to prevent excessive amounts of dust;
- On-site vehicles' speed shall be limited to 15 miles per hour;
- All on-site roads shall be paved as soon as feasible or watered periodically or chemically stabilized;
- All material excavated or graded shall be sufficiently watered to prevent excessive amounts of dust; watering, with complete coverage, shall occur at least twice daily, preferably in the late morning and after work is done for the day;
- If dust is visibly generated that travels beyond the site boundaries, clearing, grading, earth moving or excavation activities that are generating dust shall cease during periods of high winds (i.e., greater than 25 miles per hour averaged over one hour) or during Stage 1 or Stage 2 episodes; and
- All material transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust.

Mitigation Measure 13 (Air Quality). Prior to the issuance of building permits for the proposed project, City of Compton shall confirm that the plans and specifications stipulate that, in compliance with South Coast Air Quality Management District Rule 403. Ozone precursor emissions from construction equipment vehicles shall be controlled by maintaining equipment engines in good condition and in proper tune per manufacturer's specifications, to the satisfaction of the City Engineer. The City inspector shall be responsible for ensuring that contractors comply with this measure during construction.

Mitigation Measure 14 (Air Quality). Prior to the issuance of building permits for the proposed project, City of Compton shall confirm that the construction bid packages include a separate "Diesel Fuel Reduction Plan." This plan shall identify the actions to be taken to reduce diesel fuel emissions during construction activities (inclusive of

grading and excavation activities). Reductions in diesel fuel emissions can be achieved by measures including, but not limited to, the following: a) use of alternative energy sources, such as compressed natural gas or liquefied petroleum gas, in mobile equipment and vehicles; b) use of "retrofit technology," including diesel particulate traps, on existing diesel engines and vehicles; and c) other appropriate measures. The Diesel Fuel Reduction Plan shall be filed with the City of Compton, and shall include the following provisions:

- All diesel fueled off-road construction equipment shall be California Air Resources Board certified or use post-combustion controls that reduce pollutant emissions to the same level as California Air Resources Board certified equipment. California Air Resources Board certified off-road engines are engines that are three years old or less and comply with lower emission standards. Post-combustion controls are devices that are installed downstream of the engine on the tailpipe to treat the exhaust. These devices are now widely used on construction equipment and are capable of removing over 90 percent of the PM10, carbon monoxide, and volatile organic compounds from engine exhaust, depending on the specific device, sulfur content of the fuel, and specific engine. The most common and widely used post-combustion control devices are particulate traps (i.e., soot filters), oxidation catalysts, and combinations thereof.
- All diesel fueled on-road construction vehicles shall meet the emission standards applicable to the most current year to the greatest extent possible. To achieve this standard, new vehicles shall be used or older vehicles shall use post-combustion controls that reduce pollutant emissions to the greatest extent feasible.
- The effectiveness of the latest diesel emission controls is highly dependant on the sulfur content of the fuel. Therefore, diesel fuel used by on-road and off-road construction equipment shall be low sulfur (>15 parts per million) or other alternative low polluting diesel fuel formulation.

Mitigation Measure 15 (Air Quality). In compliance with South Coast Air Quality Management District Rule 1113, reactive organic gas emissions from architectural coatings shall be reduced by using precoated natural colored building materials, water-based or low- reactive organic gas coating and using coating transfer or spray equipment with high transfer efficiency.

Mitigation Measure 16 (Air Quality). All trucks that are to haul excavated or graded material on-site shall comply with State Vehicle Code Section 23114, with special attention to Sections 23114(b)(F), (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.

Mitigation Measure 17 (Air Quality). Ozone precursor emissions from construction equipment vehicles shall be controlled by maintaining equipment engines in good condition and proper tune per manufacturer's specifications, to the satisfaction of the City of Compton. Compliance with this measure will be subject to periodic inspections of construction equipment vehicles by the City.

Mitigation Measure 18 (Air Quality). The project shall comply with South Coast Air Quality Management District Rule 1403, Asbestos Emissions From Demolition/Renovation Activities, which specifies work practice requirements to limit asbestos emissions from building demolition and renovation activities, including the removal and associated disturbance of asbestos-containing materials. The requirements for demolition and renovation activities include asbestos surveying, notification, asbestos-containing materials removal procedures and time schedules, asbestos-containing materials handling and clean-up procedures, and storage, disposal, and land filling requirements for asbestos-containing waste materials. All operators are required to maintain records, including waste shipment records, and are required to use appropriate warning labels, signs, and markings.

7.6 Biological Resources Impacts

Thresholds of Significance

According to the City of Compton, acting as lead agency, a project may be deemed to have a significant adverse impact on biological resources if it results in any of the following:

- 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 the U.S. Fish and Wildlife Service;

- A substantial adverse effect on any riparian habitat or other sensitive natural plant community identified in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service;
- A substantial adverse effect on federally protected wetlands as defined by Section 344 of the Clean Water Act through direct removal, filling, hydrological interruption, or other means;
- A substantial interference with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory life corridors or impede the use of native wildlife nursery sites;
- A conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or,
- A conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional, or state habitat conservation plan.

Environmental Impacts

- A. *Would the project 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? No Impact.*

The City of Compton is urbanized and plant life is limited to non-native, introduced, and ornamental species that are used for landscaping. The project site is currently vacant and does not contain, nor is it located adjacent to, any suitable habitat for any sensitive species.¹⁰ Thus, the proposed project will not have any adverse impact on sensitive plants or animals and no impacts are anticipated.

¹⁰ Municipal Resource Center Site Survey. 2009.

- B. *Would the project 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 U.S. Fish and Wildlife Service? No Impact.*

The project site is vacant and the surrounding properties are developed and do not contain any natural or protected natural plant communities or habitats. No landscaping or other plant materials are found within the project site. The City does not contain any federal or State jurisdictional areas. The proposed project will not impact any *Waters of the U.S.* and no wetland resources will be affected. Thus, the proposed project will not affect any natural riparian habitats and no impacts are anticipated.

- C. *Would the project have a substantial adverse effect on federally protected wetlands as defined by Section 344 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? No Impact.*

The project site is currently vacant, but was previously developed and covered over in its entirety by impervious surfaces. As indicated in the preceding sections, the proposed project's implementation will not affect any protected wetland. As a result, no wetland habitat will be disturbed by the proposed project.

- D. *Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory life corridors, or impede the use of native wildlife nursery sites? No Impact.*

The animal species common to the site and the surrounding area are typical of those found in an urbanized setting. No areas of the City function as a wildlife movement corridor. No locally designated species are located within the City. In addition, no trees will be impacted by the proposed project. The project site is vacant and is devoid of any vegetation. Thus, no impact to local policies and programs related to resource management is expected with the project's implementation.

- E. *Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? No Impact.*

The proposed project will not result in the removal of any existing trees.¹¹ No trees are located within the property. The project site is covered over in its entirety by asphalt. Thus, no impacts to locally designated species will occur.

- F. *Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? No Impact.*

As indicated previously, the project site was previously developed and is covered over in its entirety by asphalt. Furthermore, the site is not located within an area governed by a habitat conservation or community conservation plan. As a result, no adverse impacts on local, regional, or state habitat conservation plans will result from the proposed project's implementation.

Mitigation Measures

No significant adverse impacts on biological resources were identified in this analysis. As a result, no mitigation is required.

7.7 Energy & Mineral Resources Impacts

Thresholds of Significance

According to the City of Compton, acting as lead agency, a project may be deemed to have a significant adverse impact on energy and mineral resources if it results in any of the following:

- The loss of availability of a known mineral resource that would be of value to the region and the residents of the state;
- The loss of availability of a locally-imported mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan;
- A conflict with adopted energy conservation plans; or,

¹¹ United States Geological Survey. *South Gate 7 ½ Minute Quadrangle*. 1994.

- The use of non-renewable resources in a wasteful and inefficient manner.

Environmental Impacts

- A. *Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents or the state? No Impact.*

The project site is not included within a Significant Mineral Aggregate Resource Area, nor is it located in an area with active mineral extraction activities. The project will not be in conflict with any existing citywide energy conservation plans. As a result, no impacts on existing mineral resources will result from the proposed project's implementation.

- B. *Would the project 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? No Impact.*

The resources and materials used in the construction of the proposed senior housing complex will not include any materials that are considered rare or unique. The proposed project is relatively small in terms of floor area. Thus, the proposed project will not result in any significant adverse effects on mineral resources in the region.

- C. *Would the project conflict with adopted energy conservation plans? No Impact.*

Natural resources that may be utilized by the proposed project include air, mineral, water, sand and gravel, timber, energy, and other resources typically used in construction. The construction of the proposed project would not involve any uses or activities that would preclude energy conservation. The project will be required to implement energy conservation measures pursuant to Title 24 requirements. As a result, no significant adverse impacts related to the city's adopted energy conservation plan are anticipated.

- D. *Would the project use non-renewable resources in a wasteful and inefficient manner? No Impact.*

The City does not contain any mineral resource deposits that would be impacted by the proposed project. The proposed project will not involve any activities that will involve the consumption of excessive amounts energy. The proposed 75 unit

senior housing development will not consume energy or other non-renewable resources in a wasteful manner. As a result, no significant impacts related to the consumption of natural resources will result.

Mitigation Measures

The analysis determined that the project would not result in any significant adverse impacts related to energy use or the consumption of mineral resources. As a result, no mitigation is required.

7.8 Risk of Upset & Human Health

Thresholds of Significance

According to the City of Compton, acting as lead agency, a project may be deemed to have a significant adverse impact on risk of upset and human health if it results in any of the following:

- The creation of a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials;
- The creation of 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;
- The generation of hazardous emissions or the handling of hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school;
- Locating on a site that is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 resulting in a significant hazard to the public or the environment;
- Locating within an area governed by an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or a public use airport;
- Locating in the vicinity of a private airstrip that would result in a safety hazard for people residing or working in the project area;

- The impairment of the implementation of, or physical interference with, an adopted emergency response plan or emergency evacuation plan; or
- The exposure of people or structures to a significant risk of loss, injury or death involving wild land fire, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands.

Environmental Impacts

- A. *Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? Potentially Significant Impact Unless Mitigated.*

The Environmental Protection Agency's (EPA's) *Environfacts* Database was consulted to identify EPA-regulated facilities within the project area.⁶⁸ The site is not included on this list. During the removal of the existing on-site surface materials, some conditions may be encountered. As a result, the following mitigation has been recommended as a means to mitigate potential impacts associated with the on-site grading activities:

- The applicant must obtain the services of a pest/vector control service to ensure that insects and rodents do not spread to adjacent properties during demolition activities.

Adherence to the recommended mitigation measure will reduce the potential impacts to levels that are less than significant.

- B. *Would the project create a significant hazard to the public or the environment, or result in reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? No Impact.*

The proposed residential use will not involve any activities that would generate industrial or commercial hazardous wastes. As a result, no impacts are anticipated.

⁶⁸ Environmental Protection Agency. *Environfacts Database*. 2005

- C. *Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? No Impact.*

The proposed residential will only involve materials for on-site routine cleaning and maintenance. As a result, no impacts are anticipated from the proposed development.

- D. *Would the project be located on a site, which is included on a list of hazardous material 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? No Impact.*

The Environmental Protection Agency's (EPA's) *Environfacts* Database was consulted to identify EPA-regulated facilities within the project area. The site is not included on this list. Previous mitigation has been recommended as a means to mitigate potential impacts associated with the removal of the existing on-site improvements.

- E. *Would the project be located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project result in a safety hazard for people residing or working in the project area? No Impact.*

The nearest public use, general aviation airport is Compton/Woodley Airport in the southwestern portion of the City. The proposed project site is not located within a designation AICUZ zone of the Compton/Woodley Airport. Otherwise, the nearest airports certified for carrier operations include Long Beach Airport (8-miles), Los Angeles International Airport (13 miles), and Los Alamitos Airfield (15 miles).

- 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? No Impact.*

The nearest public use general aviation airport is Compton/Woodley Airport, located in the southwestern portion of the city. The proposed project will not be tall enough to affect local airport operations. As a result, the proposed project will not present a safety hazard related to aircraft or airport operations of a private airstrip.

- G. *Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? No Impact.*

The proposed development will be confined to the parcel and will not obstruct access to the surrounding lots or otherwise hinder emergency evacuation within the surrounding properties. At no time will local streets used for evacuation routes be closed to emergency traffic. Thus, no impacts on emergency response or evacuation are expected with the project's implementation.

- H. *Would the project expose people or structures to a significant risk of loss, injury or death involving wild land fire, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands? No Impact.*

The City of Compton is fully developed with no risk of wild fire associated with natural vegetation. The site is covered over by asphalt and the adjacent areas are improved. No areas of native vegetation are found in the surrounding parcels and, as a result, there is no wildfire risk from off-site locations.

Mitigation Measures

The analysis determined that the following measures would be required to mitigate potential impacts related to hazardous materials and vector control.

Mitigation Measure 19 (Risk of Upset and Human Health). Prior to the issuance of grading permits for the proposed project, an analysis from a licensed consultant to determine if any on-site structures contain the hazardous substances below shall be submitted to the City for review and approval:

- Asbestos Containing Materials
- Polychlorinated Biphenyls
- Lead Based Paint
- Urea Formaldehyde

Mitigation Measure 20 (Risk of Upset and Human Health). If unknown wastes or suspect materials are discovered by the contractor during demolition, excavation or grading activities in which the contractor believes may involve hazardous waste/materials, the contractor shall:

- Immediately stop work in the vicinity of the suspected contaminant, removing workers and the public from the area;

- Notify the project engineer of the implementing agency;
- Secure the areas directed by the project engineer; and
- Notify the implementing agency's Hazardous Waste/ Materials Coordinator.

Mitigation Measure 21 (Risk of Upset and Human Health). For the proposed project, the services of a pest/vector control service shall be retained to ensure that insects and rodents do not spread to adjacent properties during grading activities.

7.9 Noise Impacts

Thresholds of Significance

According to the City of Compton, acting as lead agency, a project may be deemed to have a significant impact on the environment if it results in any of the following:

- The exposure of persons to, or the generation of, noise levels in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies;
- The exposure of people to, or the generation of, excessive ground-borne noise levels;
- A substantial permanent increase in ambient noise levels in the vicinity of the project above levels existing without the project;
- A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project;
- Locating within an area governed by an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or private use airport, where the project would expose people residing or working in the project area to excessive noise levels; or,
- Locating within the vicinity of a private airstrip that would result in the exposure of people residing or working in the project area to excessive noise levels.

Environmental Impacts

- A. *Would the project result in 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? No Impact.*

The proposed project site is located in an area with ambient noise levels range from 69 dB to 72 dB. The majority of the ambient noise is associated with traffic on Compton Boulevard. The area in which the proposed residential development is to be located is largely developed as commercial and industrial. No major stationary sources are located in the immediate area. As a result, no significant adverse impacts are anticipated.

- B. *Would the project result in exposure of people to or generation of excessive ground-borne noise levels? No Impact.*

Certain activities are particularly sensitive to noise. These include sleeping, studying, reading, leisure, and other activities requiring relaxation or concentration. Hospitals and convalescent homes, churches, libraries, schools, and childcare facilities are also considered noise-sensitive uses. Finally, residential uses are considered to be noise-sensitive land uses. No major stationary sources are located in the immediate area. As a result, no significant adverse impacts are anticipated.

- C. *Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? No Impact.*

The results of the traffic noise analysis show that there will not be a significant increase in noise levels due to the traffic generated by the proposed project. Noise level increases on Compton Boulevard would be below 1.0 dBA. Generally, the range for a change in noise levels being perceptible is 3.0 dBA to 5.0 dBA. It typically requires a doubling of traffic to result in a perceptible increase in traffic noise. As a result, the impacts are considered to be less than significant.

- D. *Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? No Impact.*

Noise levels associated with any future construction activities would be slightly higher than the existing ambient noise levels. However, the construction

noise would subside once construction of a particular project is completed. Although construction noise represents a short-term impact on ambient noise levels, noise generated by construction equipment and construction activities can reach high levels (between 70 dBA and 90 dBA) 50 feet from the noise source. Construction equipment noise comes under the control of the EPA's Noise Control Program (Part 204 of Title 40, Code of Federal Regulations). Due to the nature of the proposed project, the impacts will be less than significant with adherence to the City's noise control requirements.

- D. *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? No Impact.*

The Compton/Woodley Airport, a general aviation airport facility operated by the County of Los Angeles is located in the southwestern portion of the city. The nearest airports certified for carrier operations include Long Beach Airport (8-miles), Los Angeles International Airport (13 miles), and Los Alamitos Airfield (15 miles). The proposed project will not expose persons to noise from a public use airport. As a result, no significant aircraft noise exposure impacts will occur.

- E. *Within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? No Impact.*

The Compton/Woodley Airport, a general aviation airport facility operated by the County of Los Angeles is located in the southwestern portion of the city. The nearest airports certified for carrier operations include Long Beach Airport (8-miles), Los Angeles International Airport (13 miles), and Los Alamitos Airfield (15 miles). As a result, the proposed project will not expose persons to noise development will not be exposed to excessive aircraft noise from operations at any private airport in the area.

Mitigation Measures

The analysis determined that the proposed project would not result in any significant adverse long-term noise impacts. However, the following mitigation measures are required to address short-term noise impacts.

Mitigation Measure 22 (Noise). Prior to the issuance of grading permits for the proposed project, the construction contractor shall demonstrate, to the satisfaction of the City of Compton, that the project complies with the following:

- All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers;
- Construction noise reduction methods such as shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied residential areas, and use of electric air compressors and similar power tools, rather than diesel equipment, shall be used where feasible; During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers;
- During construction, stockpiling and vehicle staging areas shall be located as far as practical from noise sensitive receptors;
- Operate earthmoving equipment on the construction site as far away from vibration-sensitive sites as possible; and
- Construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow for surrounding owners and residents to contact the job superintendent. If the City or the job superintendent receives a complaint, the superintendent shall investigate, take appropriate corrective action, and report the action taken to the reporting party superintendent receives a complaint, the superintendent shall investigate, take appropriate corrective action, and report the action taken to the reporting party.

Mitigation Measure 23 (Noise). During earthwork and grading activities for the proposed project, the construction contractor shall perform vibration monitoring when trenching, shoring, or heavy equipment activities take place within 25 feet of a habitable structure. Independent monitoring should be performed to check compliance in particularly sensitive areas. The vibration monitoring shall confirm that the peak particle velocity is 0.50 inch/second or less. Should vibration levels exceed this threshold, the contractors shall modify and/or reschedule their construction activities.

Mitigation Measure 24 (Noise). For the proposed project, mechanical equipment shall be placed as far as practicable from sensitive receptors. Additionally, the following shall be considered prior to heating, ventilation, and air conditioning unit installation: proper selection and sizing of equipment, installation of equipment with proper acoustical shielding, and incorporating the use of parapets into the building design.

7.10 Public Services Impacts

Thresholds of Significance

According to the City of Compton, acting as lead agency, a project may be deemed to have a significant adverse impact on public services if it results in any of the following:

- A substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, the construction of which would cause a significant environmental impact in order to maintain acceptable service ratios, response times, or other performance objectives relative to fire protection services;
- A substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, the construction of which would cause a significant environmental impact in order to maintain acceptable service ratios, response times, or other performance objectives relative to police protection services;
- A substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, the construction of which would cause a significant environmental impact in order to maintain acceptable service ratios, response times, or other performance objectives relative to school services;
- A substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, the construction of which would cause a significant environmental impact in order to maintain acceptable service ratios, response times, or other performance objectives relative to library services; or,

- A substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, the construction of which would cause a significant environmental impact in order to maintain acceptable service ratios, response times, or other performance objectives relative to other government services.

Analysis of Environmental Impacts

- A. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives in any of the following areas: fire protection services? Potentially Significant Impact Unless Mitigated.*

The City of Compton Fire Department provides fire protection services in the City of Compton. The headquarters, Station 1 is located at 201 South Acacia Avenue, Station 2 is located at 1323 East Palm Street, Station 3 is located at 1133 West Rosecrans Avenue, and Station 4 is located at 950 West Walnut Street. Resources from the additional stations, as well as others operated by the Los Angeles County Fire Department, would be made available if needed. The final site plan, elevations, building floor plans, and site circulation will be reviewed by the City of Compton Fire Department to ensure that it conforms to their operational requirements.

- B. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives in any of the following areas: Police protection? Potentially Significant Impact Unless Mitigated.*

The Los Angeles County Sheriff's Department, under contract with the City of Compton, provides law enforcement services in the City. The Los Angeles County Sheriff's Department has mutual aid agreements with all Los Angeles County law enforcement agencies for assistance. Mutual aid can be requested from one or all agencies if an emergency requires a major response. Typical calls for service in the area involve family disturbance situations, thefts, and burglaries. The proposed senior housing project could place additional demands on law enforcement services due to the

nature of the project. However, the project's potential impacts on law enforcement services are considered less than significant with adherence to the following mitigation:

- The final site plan, elevations, building floor plans, and site circulation must be reviewed by the Los Angeles County Sheriff's Department to ensure it conforms to their operation requirements.

The above mitigation will reduce the potential impacts to levels that are less than significant.

- C. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives in any of the following areas: School services? No Impact.*

The project site is located within the service area of the Compton Unified School District. The proposed project is not anticipated to affect school enrollments since it is a senior housing project. In addition, the new development will be required to pay the mandatory school district development fees. As a result, the proposed project's impacts on school facilities are not considered to be significant or adverse.

- D. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives in any of the following areas: Library facilities? No Impact.*

No new employment will be created by the proposed use. However, the proposed improvements to the site will raise the assessed value of the property, thus increasing property tax revenue. A portion of these tax revenues will be diverted to pay for library services. As a result, no significant adverse impacts are anticipated.

- E. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives in any of the following areas: Other governmental services? No Impact.*

No new governmental services will be needed to implement the proposed project. As a result, the proposed project will not result in any impact on existing governmental services.

Mitigation Measures

The analysis determined that the proposed project would require the following mitigation:

Mitigation Measure 25 (Public Services - Fire Protection). Prior to the issuance of building permits for the proposed project, the final site plan, elevations, building floor plans, and site circulation shall be reviewed and approved by the City's Fire Department to ensure conformity to their fire prevention and operational requirements.

Mitigation Measure 26 (Public Services - Law Enforcement). Prior to the issuance of building permits for the proposed project, the final site plan, elevations, building floor plans, and site circulation shall be reviewed and approved by the Los Angeles County Sheriff's Department to ensure conformity to their crime prevention measures and operational requirements.

7.11 Utilities Impacts

Thresholds of Significance

According to the City of Compton, acting as Lead Agency, a project may be deemed to have a significant adverse impact on utilities if it results in any of the following:

- An exceedance of the wastewater treatment requirements of the applicable Regional Water Quality Control Board;
- The construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental impacts;

- The construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects;
- An overcapacity of the storm drain system causing area flooding;
- A determination by the wastewater treatment provider that serves or may serve the project has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments;
- The project will be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs;
- Non-compliance with federal, state, and local statutes and regulations relative to solid waste;
- A need for new systems, or substantial alterations in power or natural gas facilities; or,
- A need for new systems, or substantial alterations in communications systems.

Environmental Impacts

- A. *Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? No Impact.*

As a result of the proposed project, the project site will be covered over with impervious surfaces. These impervious surfaces could lead to the presence of debris, leaves, soils, oil/grease, and other pollutants within the parking areas. These pollutants may enter the storm drain system during periods of rainfall. Future development will be required to implement storm water pollution control measures and to obtain storm water runoff permits pursuant to the National Pollutant Discharge Elimination System (NPDES) requirements. Given the character of the project site's surfaces, there is not likely to be a significant net increase in the amount of storm water runoff. However, mitigation has been recommended as a means to control potential contaminants that may impact the storm water runoff.

- B. Would the project 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 impacts? No Impact.**

The County Sanitation Districts maintain and operate the sewer system in the City of Compton. The project site is served by the Los Angeles County Sanitation District No. 2. Sewer lines are maintained by the County Department of Public Works with sewage from the City conveyed through sewer mains into the Joint Water Pollution Control Plant (JWPCP) in Carson. The proposed project is anticipated to generate up to 800 gallons of effluent on a daily basis. This effluent may be accommodated by the remaining capacity within the existing sewer lines.

- C. Would the project 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? No Impact.**

No additional off-site flood control infrastructure will be required to accommodate those improvements that will be constructed as part of the proposed project's implementation. No change in the quantity of storm water runoff is anticipated.

- D. Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? No Impact.**

The proposed project is anticipated to consume approximately less than 18,750 gallons of water on a daily basis. This consumption rate is based on a factor of 250 gallons per day per unit. There are existing water lines that could accommodate the proposed project. As a result, the impacts on water infrastructure are considered to be less than significant.

- E. Would the project result in a determination by the wastewater treatment provider that serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments? No Impact.**

The proposed project is anticipated to generate approximately 15,000 gallons of wastewater on a daily basis. The project site is served by the Los Angeles County Sanitation District No. 2. Sewer lines are maintained by the County Department of Public Works with sewage from the City conveyed through

sewer mains into the Joint Water Pollution Control Plant (JWPCP) in Carson. No additional treatment capacity will be required as part of the proposed project's operation. As a result, the impacts on wastewater infrastructure are considered to be less than significant.

- F. Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? No Impact.**

The proposed project is anticipated to generate approximately 16 pounds of solid waste on a daily basis. The proposed project, like all other development in Compton, will be required to adhere to city and county ordinances related to waste reduction and recycling. The proposed project will be required to comply with all pertinent city regulations concerning trash removal and recycling. As a result, the impacts are anticipated to be less than significant.

- G. Will the project comply with federal, state, and local statutes and regulations related to solid waste? No Impact.**

The proposed project, like all other development in Compton, will be required to adhere to city and county ordinances related to waste reduction and recycling. The proposed project will be required to comply with all pertinent city regulations concerning trash removal and recycling. As a result, the potential impacts are considered to be less than significant.

- H. Would the project result in a need for new systems, or substantial alterations in power or natural gas facilities? No Impact.**

SCE and SCG provide service upon demand, and early coordination with these utility companies will ensure adequate and timely service to the project. Thus, impacts on power and gas services will be less than significant.

- I. Would the project result in a need for new systems, or substantial alterations in communications systems? No Impact.**

The proposed project will require telephone service from the various service providers that serve the city. The existing telephone lines on Central Avenue (or in the alleys) will be utilized to provide service to the proposed project. Thus, no impacts on communication systems are anticipated.

Mitigation Measures

The analysis determined that the proposed project would require the following mitigation:

Mitigation Measure 27 (Utilities and Service Systems). Prior to the issuance of grading or building permits for the proposed project, an Infrastructure Analysis evaluating the water lines, storm water drainage facilities and sewer lines along with the corresponding improvements, if any, shall be submitted to the City of Compton for review and approval.

Mitigation Measure 28 (Utilities and Service Systems). Prior to issuance of connection permits for the proposed project, all applicable fees required by the County Sanitation Districts of Los Angeles County and the City of Compton shall be paid, if applicable.

Mitigation Measure 29 (Utilities and Service Systems). For the proposed project, the construction contractor shall use of the City's franchised trash hauler for all construction and demolition recycling and disposal in order to reduce construction-generated waste that is disposed of at landfills according to State law by at least 50 percent. The construction contractor may file specific forms to handle the recycling, and would be required to pay the appropriate fees to guarantee compliance with AB 939. The construction contractor shall prepare a Construction Waste Management Plan explaining the practices that shall be used to achieve this level of reduction.

Mitigation Measure 30 (Utilities and Service Systems). For the proposed project, the construction contractor shall adhere to all source reduction programs for the disposal of construction materials and solid waste, as required by the City of Compton. Prior to the issuance of building permits, a Source Reduction Program shall be prepared and submitted for each structure constructed on the subject property to achieve a minimum 50 percent reduction in waste disposal rates.

Mitigation Measure 31 (Utilities and Service Systems). For the proposed project, the construction contractor shall comply with all applicable City, County and State regulations and procedures for the use, collection and disposal of solid and hazardous wastes.

Mitigation Measure 32 (Utilities and Service Systems). The proposed project will be required to comply with all of the most recent building codes with respect to drainage and stormwater run-off.

7.12 Aesthetic Impacts

Thresholds of Significance

According to the City of Compton, acting as lead agency, a project may be deemed to have a significant adverse aesthetic impact if it results in any of the following:

- An adverse effect on a scenic vista;
- Substantial damage to scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway; or,
- A new source of substantial light and glare that would adversely affect day or nighttime views in the area.

Environmental Impacts

- A. *Would the project affect a scenic vista? No Impact.*

No scenic highways or corridors are located in the immediate area. Therefore, the proposed project will not obstruct any significant views or view-sheds in the area.

- B. *Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? Potentially Significant Impact Unless Mitigated..*

The project site is currently vacant and has no historically significant features. In addition, there are no natural views in the area that would be affected by the proposed three story structure. The following mitigation measures will be required as a means to ensure that the building's appearance will not adversely impact the area.

- All wall surfaces must be maintained free of graffiti at all times.

The aforementioned mitigation will reduce potential impacts to levels that are less than significant.

- C. *Would the project create a new source of substantial light or glare that would adversely affect day or nighttime views in the area? Potentially Significant Impact Unless Mitigated.*

The major sources of lighting in the vicinity of the project site include streetlights, headlight glare from vehicles, and interior building lighting. The following mitigation is required as a means to reduce the proposed project's potential light and glare impacts:

- Security lighting and rear parking area lighting must be properly shield to prevent spill over light and glare impacts on the nearby residential development

The aforementioned mitigation will reduce potential impacts to levels that are less than significant.

Mitigation Measures

The analysis determined that the following mitigation would be required as a means to reduce potential aesthetic impacts:

Mitigation Measure 33 (Aesthetics). All wall surfaces must be maintained free of graffiti at all times.

Mitigation Measure 34 (Aesthetics). All exterior building light, security lighting and parking area lighting must be properly shielded to prevent spill over light and glare impacts on the nearby land uses.

Mitigation Measure 35 (Aesthetics). Construction equipment staging areas shall be appropriately screening (i.e., temporary fencing with opaque material) to buffer views of construction equipment and material, when feasible. Staging location shall be indicated on project grading plans.

Mitigation Measure 36 (Aesthetics). All construction-related lighting shall be located and aimed away from adjacent public right-of-ways and private properties and shall consist of the minimal wattage necessary to provide safety at the construction site. A construction safety lighting plan shall be submitted for review concurrently with the grading permit applications.

Mitigation Measure 37 (Aesthetics). Proposed structures shall use minimally reflective glass and all other materials used on exterior buildings, and structures shall be selected with attention to minimizing reflective glare.

7.13 Cultural Resources Impacts

Thresholds of Significance

According to the City of Compton, acting as lead agency, a project will normally have a significant adverse impact on cultural resources if it results in any of the following:

- A substantial adverse change in the significance of a historical resource as defined in §15064.5 of the State CEQA Guidelines;
- A substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the State CEQA Guidelines;
- The direct or indirect destruction of a unique paleontological resource, site, or unique geologic feature;
- The disturbance of any human remains, including those interred outside of formal cemeteries;
- A physical change that would affect unique ethnic cultural values; or,
- The restriction of an existing religious or sacred uses within the potential impact area.

Environmental Impacts

- A. *Would the project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the State CEQA Guidelines? No Impact.*

A review of the National Register Information System identified a single notable site in the City of Compton. The site is referred to as the Dominguez Ranch Adobe and is located at 18127 South Alameda Street.¹² The adobe was headquarters to a rancho that included portions of Compton. The adobe is listed as a California Landmark (No. 152). A second historically

¹² The adobe is actually located in the City of Carson though the National Register lists the site as being in Compton.

significant site is designated California Historical Landmark (No. 664) and is referred to as the "Heritage House." This house was originally constructed in 1869 by A. R. Loomis and is generally considered to be the oldest house in the City. The proposed development will not impact either site. As a result, no impacts on historically significant resources will result.

- B. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the State CEQA Guidelines? No Impact.*

The 4,438-acre Rancho Tajauta land grant was located between Watts and Lynwood. The land was granted to Anastasio Avila in 1843 and archaeological research has suggested that Tajauta was a Gabrielino place name. The project site is unoccupied though it appears to be used for spill-over parking. The project site is not known to be historically or culturally significant to any group or individuals. Archaeological or historical resources are not expected to be found on-site. As a result, the project will not impact any known or suspected culturally significant sites.

- C. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? No Impact.*

The project site is vacant and undeveloped. However, the surrounding properties have undergone extensive ground disturbance associated with past development and excavation. The potential for paleontological resources in the area is considered low due to the extensive alluvial deposition that has occurred in the area. Furthermore, no paleontological resources have been uncovered in the area. Thus, the proposed project is not expected to disturb any paleontological resources on-site.

- D. Would the project disturb any human remains, including those interred outside of formal cemeteries? No Impact.*

There are no cemeteries located in the immediate area that would be affected by the proposed project. Lincoln Memorial Park is located on Central Avenue and the Angeles Mausoleum is located on Compton Boulevard several miles to the east of the project site. In addition, the project site does not contain any sacred structures (the site is presently vacant). It is unlikely that human remains would be encountered during grading and excavation for the new development being proposed. As a result, the proposed project will not impact any cemeteries.

- E. Would the project have the potential to cause a physical change that would affect unique ethnic cultural values? No Impact.*

The project site does not represent any known historic or cultural significance to any ethnic or cultural group. The project site is currently vacant and unused. The project site was not previously used for any cultural or service-related activity. No impact on ethnic cultural values is expected with the construction and operation of the proposed project.

- F. Would the project restrict existing religious or sacred uses within the potential impact area? No Impact.*

The project site does not contain any sacred structure.¹³ There are no churches that will be displaced or demolished as part of the proposed project's implementation. The proposed project will physically impact any existing churches. As a result, no significant adverse impacts are anticipated.

Mitigation Measures

The analysis determined that the proposed project would not result in any adverse impacts on cultural resources. As a result, no mitigation is required.

7.14 Recreation Impacts

Thresholds of Significance

According to the City of Compton, acting as lead agency, a project may be deemed to have a significant adverse impact on the environment if it results in any of the following:

- 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; or,
- The construction or expansion of recreational facilities, which might have an adverse physical effect on the environment.

¹³ Municipal Resource Center Site Survey. 2009

Environmental Impacts

- 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? No Impact.*

The project site is currently owned by the Community Redevelopment Agency of the City of Compton and was specifically acquired for land use redevelopment purposes, such as the proposed senior citizen housing project, and is not being used for publicly sanctioned recreational activities. There are no parks or recreation facilities that would be affected by the proposed project. As a result, no impacts related to the demand on local parks and recreation facilities will occur as part of the proposed project's implementation.

- B. *Would the project affect existing recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment? No Impact*

The proposed project will not affect existing park facilities in the City. No parks are located adjacent to the site of the proposed project. As a result, no impact on local parks and recreation facilities will result from the proposed project's implementation.

Mitigation Measures

The analysis determined that no significant adverse recreation impacts would occur with the proposed project's implementation. As a result, no mitigation is required.

7.15 Transportation & Circulation Impacts

Thresholds of Significance

According to the City of Compton, acting as lead agency, a project will normally have a significant adverse impact on traffic and circulation if it results in any of the following:

- An increase in traffic that 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 capacity ratio on roads or congestion at intersections);

- An increase in the level of service standard established by the County Congestion Management Agency for designated roads or highways;
- An increase in hazards due to design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment);
- Inadequate emergency access;
- Inadequate parking capacity;
- A conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks);
- Waterborne or air traffic impacts; or,
- Hazards or barriers for pedestrians or bicyclists.

Environmental Impacts

- A. *Would the project cause an increase in traffic that 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 capacity ratio on roads, or congestion at intersections)? Less Than Significant Impact.*

The proposed site plan calls for the senior citizen housing complex to be located along the frontage of N. Tamarind Avenue, and that the access driveways to the surface parking lot will be located on E. Arbutus Street and E. Carson Place. A total of 42 parking spaces, including 4 guest parking spaces, will be provided. Traffic volumes expected to be generated by the proposed project during both the AM and PM peak hours, as well as on a daily basis, were estimated using rates published by the Institute of Transportation Engineers (ITE) Trip Generation Manual. According to this source, senior adult housing is defined as containing apartment-like residential units and may include limited social or recreational services, but typically lack centralized dining or medical facilities. The 75 senior citizen units will generate 3.48 trips per day per unit. This translates into 261 trips per day (75 units x 3.48 trips = 261 trips). According to the same source, approximately 8% of the total daily trips would occur

during the morning (AM) peak hour and 11% would occur during the evening peak hour. This translates into 21 AM peak hour trips and 29 PM peak hour trips. By comparison, according to ITE, a traditional 75 unit apartment complex would generate 6.72 trips per day per unit which translates into 504 trips per day (75 units x 6.72 trips = 504 trips). Additionally, 42 trips would be generated during the morning (AM) peak hours (75 units x 0.55 = 42 trips) and 51 trips would be generated during the evening (PM) peak hours (75 units x 0.67 = 51 trips). Thus, the proposed senior citizen housing development will generate approximately 48% less daily trips, approximately 50% less AM trips and approximately 43% less PM trips. As a result, the potential impacts are less than significant.

- B. Would the project exceed, either individually or cumulatively, a level of service standard established by the County congestion management agency for designated roads or highways? Less Than Significant Impact.*

The Congestion Management Program (CMP) is a state-mandated program that was enacted by the State Legislature with the passage of Proposition 111 in 1990.¹⁴ The CMP TIA guidelines require that intersection monitoring locations must be examined if the proposed project will add 50 or more trips during either the AM or PM *weekday* peak periods. The proposed project will not add 50 or more trips during the weekday AM and PM peak hours at any of the CMP monitoring intersection locations. This is the threshold for preparing a traffic impact assessment, as stated in the CMP manual. Therefore, no further review of potential impacts to intersection monitoring locations that are part of the CMP highway system is required.

- C. Would the project substantially increase hazards due to the design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? No Impact.*

Access to the project will be provided by driveways located on E. Arbutus Street and E. Carson Place behind the proposed building. As a result, no significant adverse impacts will result.

- D. Would the project result in inadequate emergency access? No Impact.*

¹⁴ The program is intended to address the impact of local growth on the regional transportation system. A Traffic Impact Assessment (TIA) was not required for this project.

The proposed project will not involve the closure of any roadway. Furthermore, the project will not impede emergency access on-site or off-site. As a result, no significant adverse impacts will result from the project's implementation.

- E. Would the project result in inadequate parking capacity? Potentially Significant Impact Unless Mitigated.*

Designed as a senior citizen housing complex utilizing the development standards of the Draft North Downtown Specific Plan, the proposed project provides 38 off-street parking spaces for the 75 units, which is also consistent with the industry standard of 0.5 parking spaces per senior unit. The Compton Zoning Code requires 1.0 covered space per unit plus 1 guest stall for every four units for projects containing two-bedrooms or less, which translates into a total of 75 parking spaces required for the proposed project. The relief from the parking standard will be considered as part of the applicant's discretionary land use applications. As a result, with the approval of the requested discretionary land use applications, the proposed project will conform to the City's parking requirements. However, the following mitigation is provided as a means to ensure that adequate parking is provided.

- No over night parking shall be allowed within the project site except within designated surface parking areas.

The above mitigation will reduce the potential parking-related impacts to levels that are less than significant.

- F. Would the project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? No Impact.*

The Metropolitan Transit Authority (MTA) provides bus service on most of the adjacent arterial roadways in the city. The City of Compton also provides bus service in the city. Public transit service in the project vicinity is provided by the Los Angeles County Metropolitan Transportation Authority (MTA) and Compton Renaissance Transit. The proposed project will not impact any existing bus stops. As a result, no impacts will result.

G. *Would the project result in waterborne or air traffic impacts? No Impact.*

The proposed project will not impact either an operational airport or port facility. The Alameda Corridor, a rail freight link between the ports and the main rail yards in south-central Los Angeles, will not be affected by the proposed senior housing development. Thus, no significant adverse impacts on air, rail or waterborne transportation systems are expected with the proposed project.

H. *Would the project result in hazards or barriers for pedestrians or bicyclists? No Impact.*

The proposed project will not adversely impact surrounding public roads or sidewalks. No bike lanes are located in the area. The existing sidewalks along N. Tamarind Avenue, E. Arbutus Street and E. Carson Place will not be adversely impacted by the project. As a result, no significant adverse impacts are anticipated.

Mitigation Measures

The analysis determined that there would not be a potential for circulation or access impacts. However, the following mitigation is provided as a means to ensure that adequate parking is provided.

Mitigation Measure 38 (Transportation and Circulation - Parking). No over-night parking shall be allowed within the project site except within designated surface parking areas.

8. References

8.1 Preparers

MUNICIPAL RESOURCE CENTER
22541 Wakefield Drive
Mission Viejo, CA 92692
(949) 285-6295
Oliver Mujica, President

8.2 References

California Department of Finance, *Population and Housing Estimates for California Cities*, January 2008

California Division of Mines and Geology, *Seismic Hazards Mapping Program*, 1999.

California Department of Parks and Recreation, *California Historical Landmarks*, 1990.

California Office of Planning and Research, *California Environmental Quality Act and the CEQA Guidelines*, 1995.

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Federal Emergency Management Agency, *Flood Insurance Rate Map*, 1998.

Pacific Municipal Consultants, *North Downtown Compton Specific Plan*, 2008

Southern California Association of Governments, *Population, Housing and Employment Projections*, 1991.

South Coast Air Quality Management District, *CEQA Air Quality Handbook*, 2000.

South Coast Air Quality Management District, *Air Quality Management Plan*, 1997.

U.S. Bureau of the Census, *2000 U.S. Census*, 2001.


U.S. Geological Survey, *Evaluating Earthquake Hazards in the Los Angeles Region - An Earth Science Perspective*, USGS Professional Paper 1380, 1985.



AFFORDABLE HOUSING REFERRAL FORM LOS ANGELES CITY PLANNING DEPARTMENT

This form is to serve as a referral to Planning Public Counter for affordable housing case filing purposes (in addition to the required Master Land Use Application and any other necessary documentation) and as a referral to LAHD, CRA, LA County, or other City agency for project status and entitlement need purposes. Please refer to Affordable Housing Referral Form (AHRF) Instructions Sheet for additional information on completing this form. This form shall be completed by the applicant and reviewed and signed by Planning staff.

CITY STAFF USE ONLY

| | | | | | |
|--------------------------------|---|--------------|---------|-----------|-------|
| Referral to: | Public Counter, Planning | LAHD/Funding | CRA | LA County | Other |
| NOTES: | | | | | |
| Planning Staff Name and Title: | Planning Staff Signature: | | Date: | | |
| VANESSA SOTO |  | | 1/05/09 | | |

PROPOSED PROJECT

1. PROJECT LOCATION/ ZONING

Project Address: 1037, 1039, 1041, 1043, 1047, and 1053 S New Hampshire Ave, Los Angeles CA 90006

Project Name: KIWA FAMILY HOUSING

Applicant Name and Contact Information: LTSC Community Development Corporation, Thomas Yee Project Manager, (213)473-1670, tyee@ltsc.org

Assessor Parcel Number(s): 5078011007, 5078011008, 5078011009, 5078011010

Community Plan: Wilshire Number of Lots: 4 Lot size: 23,640 s.f.

Existing Zone: R4-1 Land Use Designation: High Medium Residential

Specific Plan HPOZ DRB Enterprise Zone CRA

Q-condition/ D-limitation/ T-classification (please specify): N/A

Other pertinent zoning information (please specify): N/A

2. PROPOSED PROJECT

Description of Proposed Project: New Construction of 52 units of permanent affordable housing targeting low and very low income families, including a set aside number of supportive housing units for special needs transition aged youth. 1 unit will be an income restricted manager's unit. Units will include 1-, 2-, and 3- bedrooms, in a total of approximately 49,000 sq ft of residential use. The project will also include tenant communal space on the ground floor and 64 parking spaces. Construction type will be Type 5 Wood frame construction, with two levels of enclosed subterranean parking, at a 55 feet total height. We are requesting Parking Reduction (Option 2) for affordable units, with no additional incentives. The project does not meet site plan review threshold, as the project is replacing 26 existing units with 52 new units.

| | Type of Use | Square Feet | # of Units |
|-----------------------|-------------------------|-------------|------------|
| Existing ¹ | Multifamily Residential | 10,696 | 26 |
| To be Demolished | Multifamily Residential | 10,696 | 26 |
| Proposed | Multifamily Residential | 49,000 | 52 |
| TOTAL | Multifamily Residential | 49,000 | 52 |

3. APPLICATION STATUS & TYPE

A. Status of Application

- Not Required: Ministerial²
- Entitlement Case Required and needs to be filed with Planning
- Case Filed: (1) (2) (3)
- Case Number(s): _____
- Date Filed: _____
- Date Approved: _____
- End of Appeal Period: _____

B. Type of Application (please select only one)

| | | | | |
|----------------------------------|--|---|--|---|
| Ministerial² | 1. <input checked="" type="checkbox"/> Density Bonus (per LAMC 12.22.A.25, Ordinance 179,681) (Please Complete Sections I, II & V) | 2. <input type="checkbox"/> Greater Downtown Housing Incentive Area (per LAMC 12.22.A.29, Ordinance 179,076) (Please Complete Sections I, III & V) | 3. <input type="checkbox"/> Senior Independent Housing/ Assisted Living Care Housing/ Disabled Persons Housing (per LAMC 12.21.A.4.u, Ordinance 178,063) (Please Complete Sections I, IV & V) | 4. <input type="checkbox"/> Other: (Please Complete Sections I & V) |
| | <input checked="" type="checkbox"/> LADBS- Ministerial <ul style="list-style-type: none"> <input type="checkbox"/> Density Increase <input checked="" type="checkbox"/> Parking Reductions (option 1 or 2) | <input type="checkbox"/> LADBS- Ministerial <ul style="list-style-type: none"> <input type="checkbox"/> Exempt from SPR | <input type="checkbox"/> LADBS- Ministerial | <input type="checkbox"/> LADBS- Ministerial : (please specify) |
| Discretionary² | <input type="checkbox"/> Density Bonus with Incentives ON the Menu (please specify) | <input type="checkbox"/> Site Plan Review | <input type="checkbox"/> Site Plan Review | <input type="checkbox"/> Discretionary (please specify) |
| | <input type="checkbox"/> Multiple entitlement with Incentives ON the Menu (please specify) | <input type="checkbox"/> Other entitlement | <input type="checkbox"/> Other entitlement | |
| | <input type="checkbox"/> Density Bonus with Incentives NOT ON the Menu (please specify) | | | |
| | <input type="checkbox"/> Multiple entitlement with Incentives NOT ON the Menu (please specify) | | | |

4. DENSITY CALCULATION:

A. Base Density: Maximum density allowable per zoning

Lot size 23,640 sf. (a)
 Density allowable by zone 400 units/s.f. of lot area (b)
 Units allowed by right (Base Density) 59 units (c) [c = a/b, round down to whole number]

B. Maximum allowable Density Bonus: 59 units (d) [d = c x 1.35, round up to whole number]

C. Proposed Project: Please indicate total number of Units as well as breakdown by levels of affordability set by each category (HCD or HUD). For information on HCD and HUD levels of affordability please contact Los Angeles Housing Department's Occupancy Monitoring Unit at (213) 808-8806 or occmonitor@lahd.lacity.org.

| | Total | HCD (State) ⁵ | HUD (TCAC) ⁶ |
|--|--|--------------------------|-------------------------|
| Market Rate | _____ | N/A | N/A |
| Managers Unit(s)- Market Rate | _____ | N/A | N/A |
| Very Low Income | <u>52</u> | <u>52</u> | _____ |
| Low Income | _____ | _____ | _____ |
| Moderate Income | _____ | _____ | _____ |
| Seniors- Market Rate | _____ | N/A | N/A |
| Seniors- Very Low Income | _____ | _____ | _____ |
| Seniors- Low Income | _____ | _____ | _____ |
| Total # of Units per Category | _____ | <u>52</u> (e) | _____ (f) |
| Percent of Affordable Units by Category | _____ | <u>100</u> (g) | _____ (h) |
| [g = e/c or e/i, whichever is less, c or i] [h = f/c or f/i, whichever is less, c or i] | | | |
| TOTAL # of Units Proposed | <u>52</u> (i) | | |
| Number of Density Bonus Units | <u>0</u> (j) [If i>c, then j=i-c; if i<c, then j= 0] | | |
| Percent Density Bonus Requested | <u>0</u> (k) [k= j/c] | | |

5. SITE PLAN REVIEW CALCULATION: An application for Site Plan Review may be required for projects that meet the Site Plan Review threshold(s) as outlined in LAMC Section 16.05.C. unless otherwise exempted per Section 16.05.D. For Density Bonus projects involving bonus units, please use the formulas provided below to determine if the project meets Site Plan Review threshold for unit count. If project meets the threshold(s) but qualifies under the exemption criteria per Section 16.05.D please confirm exemption with Department of City Planning's Site Plan Review Unit at (213) 978-1219 and provide letter of Exemption signed by authorized Site Plan Review Section planner.

If number of Proposed units [(j) from above] is less than the number of By Right/ Base Density units [(c) from above, then:

(j) – existing units = 26

- YES, Site Plan Review is required, if Proposed units minus existing units is greater than or equal to 50
- NO, if Proposed units minus existing units is less than 50
- Exempt (please specify): _____

If number of Proposed units [(j) from above] is greater than the number of By Right/ Base Density units [(c) from above, then:

(c) – existing units = _____

- YES, Site Plan Review is required, if By Right/ Base Density units minus existing units is greater than or equal to 50
- NO, if By Right/ Base Density units minus existing units is less than 50
- Exempt (please specify): _____

DENSITY BONUS
LANC Sec 12-22 A-25 Ordinance 179-031

6. HOUSING DEVELOPMENT PROJECT TYPE (please select one)

- (1) For Sale or Rental Housing with Low or Very Low Income Restricted Affordable Units
- (2) For Sale or Rental Senior Citizen Housing (Market Rate)
- (3) For Sale or Rental Senior Citizen Housing with Low or Very Low Income Restricted Affordable Units
- (4) For Sale Housing with Moderate Income Restricted Affordable Units

7. DENSITY BONUS OPTIONS (Please check all that apply)

- Land Donation
- Child Care
- Restricted Affordable Units Located Near Transit Stop/ Major Employment Center
- Common Interest Development with Low or Very Low Income Restricted Affordable Units for Rent
- Condominium Conversion
- Parking (Please choose only one option)

Parking Option 1: Based on # of bedrooms, inclusive of Handicapped and Guest parking

| | # of Units | Spaces/Unit | Parking Required | Parking Provided |
|--------------------|------------|-------------|------------------|------------------|
| 0-1 Bedroom | | 1 | | |
| 2-3 Bedrooms | | 2 | | |
| 4 or more Bedrooms | | 2.5 | | |
| TOTALS | | | | |

Parking Option 2: Reduced only for Restricted Affordable Units

| | # of Units | Spaces/Unit | Parking Required' | Parking Provided' |
|--|------------|-------------|-------------------|---|
| Market Rate (Including Senior Market Rate) | | Per code | | |
| Restricted Affordable | | 1 | 52 | 52 |
| Very Low/ Low Income Senior or Disabled | | .5 | | |
| Restricted Affordable in Residential Hotel | | .25 | | |
| TOTALS | | | | 52 Required 12 Voluntary 64 Total |

8. INCENTIVES

A. Project Zoning Compliance & Incentives (Please check all that apply)

| | Required/ Allowable | Proposed | ON Menu | OFF Menu |
|--|---------------------|----------|--------------------------|--------------------------|
| <input type="checkbox"/> (1) Yard/ Setback (each yard counts as 1 incentive) | | | | |
| <input type="checkbox"/> Front | _____ | _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> Rear | _____ | _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> Side(s) | _____ | _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> (2) Lot Coverage | _____ | _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> (3) Lot Width | _____ | _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> (4) Floor Area Ratio | _____ | _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> (5) Height/ # of Stories | _____ | _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> (6) Open Space | _____ | _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> (7) Density Calculation | _____ | _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> (8) Averaging (all count as 1 incentive) | | | <input type="checkbox"/> | <input type="checkbox"/> |
| FAR, | _____ | _____ | - | - |
| Density, | _____ | _____ | - | - |
| Parking, | _____ | _____ | - | - |
| OS, | _____ | _____ | - | - |
| Vehicular Access | _____ | _____ | - | - |
| <input type="checkbox"/> Other (please specify): | _____ | _____ | <input type="checkbox"/> | <input type="checkbox"/> |

TOTAL # of Incentives Requested:

0

0

B. Qualification for Incentives On the Menu: (Please check only one)

| Incentives | % Very Low Income | % Low Income | % Moderate Income |
|------------|---|---|---|
| One | <input type="checkbox"/> 5% to <10% | <input type="checkbox"/> 10% to <20% | <input type="checkbox"/> 10% to <20% |
| Two | <input type="checkbox"/> 10% to <15% | <input type="checkbox"/> 20% to <30% | <input type="checkbox"/> 20% to <30% |
| Three | <input type="checkbox"/> 15% or greater | <input type="checkbox"/> 30% or greater | <input type="checkbox"/> 30% or greater |
| 3+ | <input type="checkbox"/> (Specify): | <input type="checkbox"/> (Specify): | <input type="checkbox"/> (Specify): |

9. **COVENANT:** All Density Bonus projects are required to prepare and record an Affordability Covenant to the satisfaction of the Los Angeles Housing Department's Occupancy Monitoring Unit **before** a building permit can be issued. To apply to LAHD to prepare a covenant, contact the Occupancy Monitoring Unit at (213) 808-8806 or occmonitor@lahd.lacity.org.

III. GREATER DOWNTOWN HOUSING INCENTIVE AREA (GDHIA)
(LAMC Sec. 12.22, A-29, Ordinance 179,076)

10. ELIGIBILITY FOR FLOOR AREA BONUS

NOTE: Published affordability levels per the United States Department of Housing and Urban Development (HUD/TCAC). Please consult with Los Angeles Housing Department's Occupancy Monitoring Unit for additional information.

- (1) 5% of the total number of dwelling units provided for Very Low Income households; and
- (2) One of the following shall be provided:
 - 10% of the total number of dwelling units for Low Income households; or
 - 15% of the total number of dwelling units for Moderate Income households; or
 - 20% of the total number of dwelling units for Workforce Income households; and
- (3) Any dwelling unit or guest room occupied by a household earning less than 50% of the Area Median Income that is demolished or otherwise eliminated shall be replaced on a one-for-one basis within the Community Plan Area in which it is located.

11. INCENTIVES (Please check all that apply)

NOTE: Must meet all 3 eligibility requirement from above (#10).

- (1) A 35% increase in total floor area.
- (2) Open Space requirement pursuant to Section 12.21.G reduced by one-half, provided fee is paid.
- (3) No parking required for units for households earning less than 50% AMI.
- (4) No more than one parking space required for each dwelling unit.

12. ADDITIONAL INCENTIVES TO PRODUCE HOUSING IN THE GREATER DOWNTOWN HOUSING INCENTIVE AREA

- (a) No yard requirements except as required by the Urban Design Standards and Guidelines
- (b) Buildable area shall be the same as the lot area (for the purpose of calculating buildable area for residential and mixed-use)
- (c) Maximum number of dwelling units or guest rooms permitted shall not be limited by the lot area provisions as long as the total floor area utilized by guest rooms does not exceed the total floor area utilized by dwelling units.
- (d) No prescribed percentage of the required open space that must be provided as either common open space or private open space.

13. **SITE PLAN REVIEW:** Any residential (including Apartment Hotel or mixed-use) building located within the Greater Downtown Housing Incentive Area is required to complete a Site Plan Review unless otherwise exempted per LAMC Section 16.05.D. If project qualifies under the exemption criteria per Section 16.05.D please confirm exemption with Department of City Planning's Site Plan Review Unit at (213) 978-1219 and provide letter of Exemption signed by authorized Site Plan Review Section planner.

14. **COVENANT:** All GDHIA projects are required to prepare and record an Affordability Covenant to the satisfaction of the Los Angeles Housing Department's Occupancy Monitoring Unit **before** a building permit can be issued. To apply to LAHD to prepare a covenant, contact the Occupancy Monitoring Unit at (213) 808-8806 or occmonitor@lahd.lacity.org.

IV. SENIOR INDEPENDENT HOUSING/ASSISTED LIVING CARE HOUSING/DISABLED PERSONS HOUSING
 (L.A.M.C. Sec. 12.21(A), PLU Ordinance 173063)

15. PARKING REDUCTION

- May be reduced to 50% of the number otherwise required by code if all of the following requirements are met:

16. ELIGIBILITY FOR REDUCED PARKING

- (1) Occupied by at least one person who is disabled or 62 years of age or older, except for management or maintenance personnel unit.
- (2) At least 10 square feet of indoor recreation space and at least 50 square feet of usable open space for each dwelling unit in the development, both available and accessible to all residents of the development.
- (3) Record a Covenant and Agreement with Building and Safety.

V. REQUIRED FOR ALL APPLICATIONS

17. ENVIRONMENTAL STATUS *(Please check only one)*

- Not Required: Ministerial *(CEQA does not apply-may proceed to Building and Safety, no Planning action required)*
- Not Filed: *(Please visit the Planning Public Counter and inquire about completing either an Environmental Assessment Form or a Categorical Exemption)*
- Filed:
 - Categorical Exemption⁸ *(Please specify Class and Category):* _____
 - Statutory Exemption *(Please specify Type of Action):* _____
 - Negative Declaration⁸
 - Mitigated Negative Declaration^{8,9}
 - Environmental Impact Report⁸
 - Reconsideration of previous Environmental Review

(Please provide the following information for all filed cases)

Case Number: _____
 Date Filed: _____
 Date Completed: _____
 End of Comment Period: _____
 Date Adopted/ Certified: _____
 Date Filed with County Clerk: _____
 Exhausted All Appeals Date: _____

18. OTHER L.A.M.C. PROVISIONS *(Please check all that apply and give brief description)*

- Site Plan Review *(If applicable but Exempt, please provide letter of Exemption signed by authorized Site Plan Review Section planner)*
- Specific Plan Project Permit Compliance: _____
- CU: _____
- ZV: _____
- ZAA: _____
- Tract or Parcel Map: _____
- Other (please specify): _____

NOTES:
¹ Please provide certificate of occupancy
² Ministerial Projects (aka, "By-Right") do not require any discretionary Planning approvals. Developers of such housing file building plans with the Department of Building & Safety. Plans are checked for compliance with the Building Code and, when in compliance, permits are issued to begin construction.
³ Discretionary Projects require Planning decisions and approval.
⁴ Any waiver or modification of development standards not listed ON the menu of Incentives in the Density Bonus Ordinance.
⁵ HCD (State)= Published affordability levels per California Department of Housing and Community Development. Please consult with Los Angeles Housing Department's Occupancy Monitoring Unit for additional information.
⁶ HUD (TCAC)= Published affordability levels per the United States Department of Housing and Urban Development. Please consult with Los Angeles Housing Department's Occupancy Monitoring Unit for additional information.
⁷ Up to 40% of the required parking for the Restricted Affordable Units may be provided by compact stalls.
⁸ Need to file with County Clerk if applying for public funding. If applying for City of Industry (Los Angeles County) Funds please contact City of Industry for additional documentation required.
⁹ All projects applying for City of Industry (Los Angeles County) Funds need to prepare a Mitigation Monitoring Plan.

THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES
ORIGINAL FILED

MAR 04 2010

LOS ANGELES, COUNTY CLERK

CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION

(Article III, Section 3 – CRA CEQA Guidelines)

| | |
|---|-----------------------|
| To: County Clerk, County of Los Angeles 12400 E. Imperial Highway Norwalk, California 90650 | Date: 02/17/10 |
|---|-----------------------|

Lead Agency: Community Redevelopment Agency of the City of Los Angeles
 354 South Spring Street
 Los Angeles, California 90013

Project Title: Normandle Terrace

Project Location and Redevelopment Project: 538-548 S. Normandie Avenue & 541-549 S. Mariposa Avenue
 in the Wilshire Center/Koreatown Community Redevelopment Project Area.

Description of nature, purpose and beneficiaries of project:
 The proposed project would replace 40 existing studio units with a five-story apartment building containing 66 unit residential development built over two levels of subterranean and semi-subterranean parking. The proposed project would also include courtyards, terraces, patios, a community/computer room and 818 square feet of retail space. A total of 69 parking spaces would be provided for this proposed project.


Name of person or entity carrying out the project
 Community Redevelopment Agency

EXEMPT STATUS: (check one)

| | | |
|--|---|---|
| <input type="checkbox"/> GENERAL EXEMPTION | CRA CEQA Guidelines Art. III, Sec. 1 | STATE CEQA Guidelines Art. 5, Sec. 15061 (b) (3) |
| <input type="checkbox"/> STATUTORY EXEMPTION | Art. (CRA CEQA Guidelines) | Art. 18 (state CEQA Guidelines) |

CATEGORICAL EXEMPTION Art. VII, Sec. 15332
 Class 32 (CRA CEQA Guidelines)
 Class _____ (City of Los Angeles CEQA Guidelines)
 Class _____ (State CEQA Guidelines)
 OTHER [See Public Resources Code Sec. 21080 (b) and set forth state and CRA Guideline provision.]

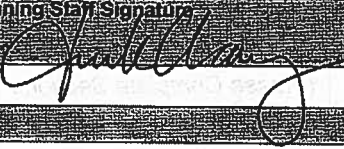
Justification for Project Exemption:
 The proposed project is an in-fill development project that is consistent with the general plan and zoning designations and is located in a less than five acres site which is adequately served by all required utilities and will not have any impact on traffic, air quality or noise.

| | | |
|---|-------------------------------|-------------------------------------|
| Name of Person Preparing Form: W. Ono Ujor  | Title: City Planner | Telephone: (213)-977-1725 |
|---|-------------------------------|-------------------------------------|

AFFORDABLE HOUSING REFERRAL FORM LOS ANGELES CITY PLANNING DEPARTMENT

This form is to serve as a referral to Planning Public Counter for affordable housing case filing purposes (in addition to the required Master Land Use Application and any other necessary documentation) and as a referral to LAHD, CRA, LA County, or other City agency for project status and entitlement need purposes. Please refer to Affordable Housing Referral Form (AHRF) Instructions Sheet for additional information on completing this form. This form shall be completed by the applicant and reviewed and signed by Planning staff.

CITY STAFF USE ONLY

| | | | |
|---|--|--|---|
| Referral To: | | | |
| <input type="checkbox"/> Public Counter Filing | <input checked="" type="checkbox"/> LAHD Funding | <input type="checkbox"/> CRA | <input checked="" type="checkbox"/> LA County |
| <input type="checkbox"/> Other | | | |
| NOTES: | | | |
| Planning Staff Name and Title: JACK CHANG, CITY PLANNER | | Planning Staff Signature:  | Date: NOVEMBER 10, 2010 |

I. PROPOSED PROJECT

1. PROJECT LOCATION/ ZONING

Project Address: 235 South Berendo Street, Los Angeles, CA 90004

Project Name: 235 Berendo

Applicant Name and Contact Information: 235 Berendo L.P. Contact: Keon Montgomery tel. 213-480-0809 ext. 235

Assessor Parcel Number(s): 5518-022-016

Community Plan: Wilshire Number of Lots: 1 Lot size: 8,424 s.f.

Existing Zone: R3-1 Land Use Designation: Medium Residential

Specific Plan HPOZ DRB Enterprise Zone CRA

Q-condition/ D-limitation/ T-classification (please specify): N/A

Other pertinent zoning information (please specify): N/A

2. PROPOSED PROJECT

Description of Proposed Project: 235 Berendo is a 24 unit existing affordable housing development. The building was originally constructed in 1928 and upgraded in 1996. The applicant proposes to upgrade the following systems and features: boiler, sump pump, heating and air conditioning, roof, lighting, windows and portions of the insulation. With these upgrades the building will provide additional comfortable to residents and increase energy efficiency.

| | Type of Use | Square Feet | # of Units |
|-----------------------|--------------------|---------------|------------|
| Existing ¹ | Affordable Housing | 14,028 | 24 |
| To be Demolished | | | |
| Proposed | | | |
| TOTAL | | 14,028 | 24 |

3. APPLICATION STATUS & TYPE

A. Status of Application

- Not Required: Ministerial²
- Entitlement Case Required and needs to filed with Planning

Case Filed: (1) (2) (3)

Case Number(s): _____

Date Filed: _____

Date Approved: _____

End of Appeal Period: _____

B. Type of Application (please select only one)

| | | | | |
|--------------------------------|---|---|---|---|
| Ministerial² | <p>1. <input type="checkbox"/> Density Bonus (per LAMC 12.22.A.25, Ordinance 179,681) <i>(Please Complete Sections I, II & V)</i></p> | <p>2. <input type="checkbox"/> Greater Downtown Housing Incentive Area (per LAMC 12.22.A.29, Ordinance 179,076) <i>(Please Complete Sections I, III & V)</i></p> | <p>3. <input type="checkbox"/> Senior Independent Housing/ Assisted Living Care Housing/ Disabled Persons Housing (per LAMC 12.21.A.4.u, Ordinance 178,063) <i>(Please Complete Sections I,IV & V)</i></p> | <p>4. <input checked="" type="checkbox"/> Other: <i>(Please Complete Sections I & V)</i></p> |
| | <p><input type="checkbox"/> LADBS- Ministerial</p> <ul style="list-style-type: none"> <input type="checkbox"/> Density Increase <input type="checkbox"/> Parking Reductions (option 1 or 2) | <p><input type="checkbox"/> LADBS- Ministerial</p> <ul style="list-style-type: none"> <input type="checkbox"/> Exempt from SPR | <p><input type="checkbox"/> LADBS- Ministerial</p> | <p><input checked="" type="checkbox"/> LADBS- Ministerial : (please specify) The project requires a building permit for energy efficiency upgrade/tenant improvement only.</p> |
| Discretionary | <p><input type="checkbox"/> Density Bonus with Incentives ON the Menu (please specify)</p> | <p><input type="checkbox"/> Site Plan Review</p> | <p><input type="checkbox"/> Site Plan Review</p> | <p><input type="checkbox"/> Discretionary (please specify)</p> |
| | <p><input type="checkbox"/> Multiple entitlement with Incentives ON the Menu (please specify)</p> | <p><input type="checkbox"/> Other entitlement</p> | <p><input type="checkbox"/> Other entitlement</p> | |
| | <p><input type="checkbox"/> Density Bonus with Incentives NOT ON the Menu (please specify)</p> | | | |
| | <p><input type="checkbox"/> Multiple entitlement with Incentives NOT ON the Menu (please specify)</p> | | | |

4. DENSITY CALCULATION:

* The property has an existing building permit and a certificate of occupancy for 24 units on site dated January 23, 1928. The 24-unit density has a legal non-conforming status. The project is a tenant improvement.

A. Base Density: Maximum density allowable per zoning

Lot size 8,424 sf. (a)
 Density allowable by zone 10.53 units/s.f. of lot area (b)
 Units allowed by right (Base Density) 10 units (c) [c = a/b, round down to whole number]

B. Maximum allowable Density Bonus: 14 units (d) [d = c x 1.35, round up to whole number]

C. Proposed Project: Please indicate total number of Units as well as breakdown by levels of affordability set by each category (HCD or HUD). For information on HCD and HUD levels of affordability please contact Los Angeles Housing Department's Occupancy Monitoring Unit at (213) 808-8806 or occmonitor@lahd.lacity.org.

| | Total | HCD (State) ⁵ | HUD (TCAC) ⁶ |
|--|---|--------------------------|-------------------------|
| Market Rate | _____ | N/A | N/A |
| Managers Unit(s)- Market Rate | _____ | N/A | N/A |
| Very Low Income | _____ | _____ | _____ |
| Low Income | <u>24</u> | _____ | _____ |
| Moderate Income | _____ | _____ | N/A |
| Seniors- Market Rate | _____ | N/A | N/A |
| Seniors- Very Low Income | _____ | _____ | _____ |
| Seniors- Low Income | _____ | _____ | _____ |
| Total # of Units per Category | _____ | _____ (e) | _____ (f) |
| Percent of Affordable Units by Category | _____ | _____ (g) | _____ (h) |
| [g = e/c or e/i, whichever is less, c or i] [h = f/c or f/i, whichever is less, c or i] | | | |
| TOTAL # of Units Proposed | <u>24</u> (i) | | |
| Number of Density Bonus Units | _____ (j) [if i>c, then j=i-c; if i<c, then j= 0] | | |
| Percent Density Bonus Requested | _____ (k) [k= j/c] | | |

5. SITE PLAN REVIEW CALCULATION: An application for Site Plan Review may be required for projects that meet the Site Plan Review threshold(s) as outlined in LAMC Section 16.05.C. unless otherwise exempted per Section 16.05.D. For Density Bonus projects involving bonus units, please use the formulas provided below to determine if the project meets Site Plan Review threshold for unit count. If project meets the threshold(s) but qualifies under the exemption criteria per Section 16.05.D please confirm exemption with Department of City Planning's Site Plan Review Unit at (213) 978-1219 and provide letter of Exemption signed by authorized Site Plan Review Section planner.

If number of Proposed units [(i) from above] is less than the number of By Right/ Base Density units [(c) from above, then:

(i) - existing units = 24 - 24 = 0

- YES, Site Plan Review is required, if Proposed units minus existing units is greater than or equal to 50
- NO, if Proposed units minus existing units is less than 50
- Exempt (please specify): _____

If number of Proposed units [(i) from above] is greater than the number of By Right/ Base Density units [(c) from above, then:

(c) - existing units = _____

- YES, Site Plan Review is required, if By Right/ Base Density units minus existing units is greater than or equal to 50
- NO, if By Right/ Base Density units minus existing units is less than 50
- Exempt (please specify): _____

II. DENSITY BONUS
 (LAMC Sec. 12-22 A-25, Ordinance 179,684)

* The project is not a density bonus project.

6. HOUSING DEVELOPMENT PROJECT TYPE (please select one)

- (1) For Sale or Rental Housing with Low or Very Low Income Restricted Affordable Units
- (2) For Sale or Rental Senior Citizen Housing (Market Rate)
- (3) For Sale or Rental Senior Citizen Housing with Low or Very Low Income Restricted Affordable Units
- (4) For Sale Housing with Moderate Income Restricted Affordable Units

7. DENSITY BONUS OPTIONS (Please check all that apply)

- Land Donation
- Child Care
- Restricted Affordable Units Located Near Transit Stop/ Major Employment Center
- Common Interest Development with Low or Very Low Income Restricted Affordable Units for Rent
- Condominium Conversion
- Parking (Please choose only one option)

Parking Option 1: Based on # of bedrooms, inclusive of Handicapped and Guest parking

| | # of Units | Spaces/Unit | Parking Required | Parking Provided |
|--------------------|------------|-------------|------------------|------------------|
| 0-1 Bedroom | | 1 | | |
| 2-3 Bedrooms | | 2 | | |
| 4 or more Bedrooms | | 2.5 | | |
| TOTALS | | | | |

Parking Option 2: Reduced only for Restricted Affordable Units

| | # of Units | Spaces/Unit | Parking Required' | Parking Provided' |
|--|------------|-------------|-------------------|-------------------|
| Market Rate (Including Senior Market Rate) | | Per code | | |
| Restricted Affordable | | 1 | | |
| Very Low/ Low Income Senior or Disabled | | .5 | | |
| Restricted Affordable in Residential Hotel | | .25 | | |
| TOTALS | | | | |

8. INCENTIVES

A. Project Zoning Compliance & Incentives (Please check all that apply)

| | Required/ Allowable | Proposed | ON Menu | OFF Menu |
|--|---------------------|----------|--------------------------|--------------------------|
| <input type="checkbox"/> (1) Yard/ Setback (each yard counts as 1 incentive) | | | | |
| <input type="checkbox"/> Front | _____ | _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> Rear | _____ | _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> Side(s) | _____ | _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> (2) Lot Coverage | _____ | _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> (3) Lot Width | _____ | _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> (4) Floor Area Ratio | _____ | _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> (5) Height/ # of Stories | _____ | _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> (6) Open Space | _____ | _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> (7) Density Calculation | _____ | _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> (8) Averaging (all count as 1 incentive) | | | <input type="checkbox"/> | <input type="checkbox"/> |
| FAR, | _____ | _____ | — | — |
| Density, | _____ | _____ | — | — |
| Parking, | _____ | _____ | — | — |
| OS, | _____ | _____ | — | — |
| Vehicular Access | _____ | _____ | — | — |
| <input type="checkbox"/> Other (please specify): | _____ | _____ | <input type="checkbox"/> | <input type="checkbox"/> |

TOTAL # of Incentives Requested:

B. Qualification for Incentives On the Menu: (Please check only one)

| Incentives | % Very Low Income | % Low Income | % Moderate Income |
|------------|---|---|---|
| One | <input type="checkbox"/> 5% to <10% | <input type="checkbox"/> 10% to <20% | <input type="checkbox"/> 10% to <20% |
| Two | <input type="checkbox"/> 10% to <15% | <input type="checkbox"/> 20% to <30% | <input type="checkbox"/> 20% to <30% |
| Three | <input type="checkbox"/> 15% or greater | <input type="checkbox"/> 30% or greater | <input type="checkbox"/> 30% or greater |
| 3+ | <input type="checkbox"/> (Specify): | <input type="checkbox"/> (Specify): | <input type="checkbox"/> (Specify): |

9. **COVENANT:** All Density Bonus projects are required to prepare and record an Affordability Covenant to the satisfaction of the Los Angeles Housing Department's Occupancy Monitoring Unit **before** a building permit can be issued. To apply to LAHD to prepare a covenant, contact the Occupancy Monitoring Unit at (213) 808-8806 or occmonitor@lahd.lacity.org.

III. GREATER DOWNTOWN HOUSING INCENTIVE AREA (GDHIA)

(LAMC Sec. 12.22.A.29 - Ordinance 179,076)

- * The project is not in Greater Downtown Housing Incentive Area.

10. ELIGIBILITY FOR FLOOR AREA BONUS

NOTE: Published affordability levels per the United States Department of Housing and Urban Development (HUD/TCAC). Please consult with Los Angeles Housing Department's Occupancy Monitoring Unit for additional information.

- (1) 5% of the total number of dwelling units provided for Very Low Income households; and
- (2) One of the following shall be provided:
 - o 10% of the total number of dwelling units for Low Income households; or
 - o 15% of the total number of dwelling units for Moderate Income households; or
 - o 20% of the total number of dwelling units for Workforce Income households, and
- (3) Any dwelling unit or guest room occupied by a household earning less than 50% of the Area Median Income that is demolished or otherwise eliminated shall be replaced on a one-for-one basis within the Community Plan Area in which it is located.

11. INCENTIVES (Please check all that apply)

NOTE: Must meet all 3 eligibility requirement from above (#10).

- (1) A 35% increase in total floor area.
- (2) Open Space requirement pursuant to Section 12.21.G reduced by one-half, provided fee is paid.
- (3) No parking required for units for households earning less than 50% AMI.
- (4) No more than one parking space required for each dwelling unit.

12. ADDITIONAL INCENTIVES TO PRODUCE HOUSING IN THE GREATER DOWNTOWN HOUSING INCENTIVE AREA

- (a) No yard requirements except as required by the Urban Design Standards and Guidelines
- (b) Buildable area shall be the same as the lot area (for the purpose of calculating buildable area for residential and mixed-use)
- (c) Maximum number of dwelling units or guest rooms permitted shall not be limited by the lot area provisions as long as the total floor area utilized by guest rooms does not exceed the total floor area utilized by dwelling units.
- (d) No prescribed percentage of the required open space that must be provided as either common open space or private open space.

13. **SITE PLAN REVIEW:** Any residential (including Apartment Hotel or mixed-use) building located within the Greater Downtown Housing Incentive Area is required to complete a Site Plan Review unless otherwise exempted per LAMC Section 16.05.D. If project qualifies under the exemption criteria per Section 16.05.D please confirm exemption with Department of City Planning's Site Plan Review Unit at (213) 978-1219 and provide letter of Exemption signed by authorized Site Plan Review Section planner.

14. **COVENANT:** All GDHIA projects are required to prepare and record an Affordability Covenant to the satisfaction of the Los Angeles Housing Department's Occupancy Monitoring Unit **before** a building permit can be issued. To apply to LAHD to prepare a covenant, contact the Occupancy Monitoring Unit at (213) 808-8806 or occmonitor@lahd.lacity.org.

IV. SENIOR INDEPENDENT HOUSING/ ASSISTED LIVING CARE HOUSING/ DISABLED PERSONS HOUSING
 (LAMC Sec. 12.21 A 4. ii, Ordinance 178,063)

* The project is not a senior/ assisted living/physically challenged housing project.

15. PARKING REDUCTION

May be reduced to 50% of the number otherwise required by code if all of the following requirements are met:

16. ELIGIBILITY FOR REDUCED PARKING

- (1) Occupied by at least one person who is disabled or 62 years of age or older, except for management or maintenance personnel unit.
- (2) At least 10 square feet of indoor recreation space and at least 50 square feet of usable open space for each dwelling unit in the development, both available and accessible to all residents of the development.
- (3) Record a Covenant and Agreement with Building and Safety.

V. REQUIRED FOR ALL APPLICATIONS

17. ENVIRONMENTAL STATUS *(Please check only one)*

- Not Required: Ministerial *(CEQA does not apply-may proceed to Building and Safety, no Planning action required)*
- Not Filed: *(Please visit the Planning Public Counter and inquire about completing either an Environmental Assessment Form or a Categorical Exemption)*

Filed:

- Categorical Exemption⁸ *(Please specify Class and Category):* _____
- Statutory Exemption *(Please specify Type of Action):* _____
- Negative Declaration⁸
- Mitigated Negative Declaration^{8,9}
- Environmental Impact Report⁸
- Reconsideration of previous Environmental Review

(Please provide the following information for all filed cases)

Case Number: _____
 Date Filed: _____
 Date Completed: _____
 End of Comment Period: _____
 Date Adopted/ Certified: _____
 Date Filed with County Clerk: _____
 Exhausted All Appeals Date: _____

18. OTHER L.A.M.C. PROVISIONS *(Please check all that apply and give brief description)*

- Site Plan Review *(If applicable but Exempt, please provide letter of Exemption signed by authorized Site Plan Review Section planner)*
- Specific Plan Project Permit Compliance: _____
- CU: _____
- ZV: _____
- ZAA: _____
- Tract or Parcel Map: _____
- Other (please specify): _____

NOTES:

¹ Please provide certificate of occupancy
² Ministerial Projects (aka, "By-Right") do not require any discretionary Planning approvals. Developers of such housing file building plans with the Department of Building & Safety. Plans are checked for compliance with the Building Code and, when in compliance, permits are issued to begin construction.
³ Discretionary Projects require Planning decisions and approval.
⁴ Any waiver or modification of development standards not listed ON the menu of Incentives in the Density Bonus Ordinance.
⁵ HCD (State)= Published affordability levels per California Department of Housing and Community Development. Please consult with Los Angeles Housing Department's Occupancy Monitoring Unit for additional information.
⁶ HUD (TCAC)= Published affordability levels per the United States Department of Housing and Urban Development. Please consult with Los Angeles Housing Department's Occupancy Monitoring Unit for additional information.
⁷ Up to 40% of the required parking for the Restricted Affordable Units may be provided by compact stalls.
⁸ Need to file with County Clerk if applying for public funding. If applying for City of Industry (Los Angeles County) Funds please contact City of Industry for additional documentation required.
⁹ All projects applying for City of Industry (Los Angeles County) Funds need to prepare a Mitigation Monitoring Plan.

COUNTY CLERK'S USE

CITY CLERK'S USE

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 360
LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(California Environmental Quality Act Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

| | |
|--|------------------------------|
| LEAD CITY AGENCY City of Los Angeles Department of City Planning | COUNCIL DISTRICT 9 |
|--|------------------------------|

| | |
|---|--|
| PROJECT TITLE * Downtown Women's Center Rehab | LOG REFERENCE ENV 2010 3820 CE |
|---|--|

| |
|--|
| PROJECT LOCATION * 333 S. LOS ANGELES STREET LA. 90013 |
|--|

| |
|--|
| DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT: * RENOV of existing site, HVAC system, PLUMBING, WATER HEATER, PAINT & FEMESTICS |
|--|

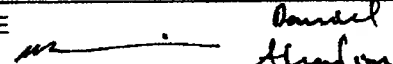
| |
|---|
| NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY: * |
|---|

| | | | |
|--|---------------------------|---------------------------------------|------|
| CONTACT PERSON * JOE ALTEPETER | AREA CODE * 213 | TELEPHONE NUMBER * 680-0660 | EXT. |
|--|---------------------------|---------------------------------------|------|

| | | |
|---|--|----------------------------|
| EXEMPT STATUS: (Check One) | | |
| | STATE CEQA GUIDELINES | CITY CEQA GUIDELINES |
| <input type="checkbox"/> MINISTERIAL | Sec. 15268 | Art. II, Sec. 2b |
| <input type="checkbox"/> DECLARED EMERGENCY | Sec. 15269 | Art. II, Sec. 2a (1) |
| <input type="checkbox"/> EMERGENCY PROJECT | Sec. 15269 (b) & (c) | Art. II, Sec. 2a (2) & (3) |
| <input checked="" type="checkbox"/> CATEGORICAL EXEMPTION | Sec. 15300 et seq. | Art. III, Sec. 1 |
| Class <u>1</u> Category <u>1</u> (City CEQA Guidelines) | | |
| <input type="checkbox"/> OTHER | (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.) | |

JUSTIFICATION FOR PROJECT EXEMPTION: Interior or exterior alterations, remodeling, or minor construction where there will be negligible or no expansion of use.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

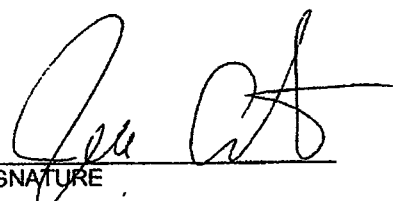
| | | |
|--|---------------------------|------------------------|
| SIGNATURE  | TITLE Plan Asst | DATE 10/5/10 |
|--|---------------------------|------------------------|

| | | | |
|------------------|-------------------------|-----------|------|
| FEE: \$63 | RECEIPT NO. 2061 | REC'D. BY | DATE |
|------------------|-------------------------|-----------|------|

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record
Rev. 11-1-03

IF FILED BY THE APPLICANT:

* **JOE ALTEPETER**
NAME (PRINTED)


* 
SIGNATURE

* **11-5-10**
DATE

AFFORDABLE HOUSING REFERRAL FORM LOS ANGELES CITY PLANNING DEPARTMENT

This form is to serve as a referral to Planning Public Counter for affordable housing case filing purposes (in addition to the required Master Land Use Application and any other necessary documentation) and as a referral to LAHD, CRA, LA County, or other City agency for project status and entitlement need purposes. Please refer to Affordable Housing Referral Form (AHRF) Instructions Sheet for additional information on completing this form. This form shall be completed by the applicant and reviewed and signed by Planning staff.

CITY STAFF USE ONLY

| | | |
|--|--|--|
| Referral To: | | |
| <input checked="" type="checkbox"/> Public Counter Filing | <input checked="" type="checkbox"/> LAHD Funding | <input type="checkbox"/> CRA <input type="checkbox"/> LA County <input type="checkbox"/> Other |
| NOTES: No planning permits are required for this type of Tenant Improvement project as the use is staying the same. Project is required to comply with applicable guidelines by the Community Redevelopment Plan as implemented by the CRA/LA. | | |
| Planning Staff Name and Title CHRISTINE MAHFOUZ, CASE MANAGER | Planning Staff Signature  | Date 11/8/10 |

1. PROPOSED PROJECT

1. PROJECT LOCATION/ ZONING

Project Address: 1205 E. 6th Street, Los Angeles, CA 90013

Project Name: Las Americas Hotel

Applicant Name and Contact Information: Vanessa Luna (213) 683-0522 x130, vanessa@skidrow.org

Assessor Parcel Number(s): 5164-009-012

Community Plan: Central City North Number of Lots: 1 Lot size: 6,750 s.f.

Existing Zone: M3-1 Land Use Designation: Heavy Manufacturing

Specific Plan HPOZ DRB Enterprise Zone CRA

Q-condition/ D-limitation/ T-classification (please specify): N/A

Other pertinent zoning information (please specify): N/A

2. PROPOSED PROJECT

Description of Proposed Project: The sustainable rehabilitation of the Las Americas Hotel will target interior physical improvements that will increase energy and water efficiency and decrease utility costs. These improvements will not involve major architectural reconfigurations. The majority of the work will be upgrading the heating and ventilation mechanical equipment to more modern and efficient systems by replacing hot water boilers, circulation controls, and providing maintenance to existing in-unit heaters. Additionally, the interiors of the units and common spaces will be improved by utilizing no-VOC paint, replacement of older appliances, and installation of new, sustainable floorings. The scope of work will be within the existing building, thus requiring minimal disturbance to the street and surrounding buildings.

| | Type of Use | Square Feet | # of Units |
|-----------------------|---------------|-------------|------------|
| Existing ¹ | Residential | 12,600 | 60 |
| To be Demolished | No demolition | 0 | 0 |
| Proposed | Residential | 12,600 | 60 |
| TOTAL | Residential | 12,600 | 60 |

3. APPLICATION STATUS & TYPE

A. Status of Application

- Not Required: Ministerial²
- Entitlement Case Required and needs to filed with Planning
- Case Filed: (1) _____ (2) _____ (3) _____
- Case Number(s): _____
- Date Filed: _____
- Date Approved: _____
- End of Appeal Period: _____

B. Type of Application (please select only one)

| | | | | |
|----------------------------|--|---|--|--|
| | 1. <input type="checkbox"/> Density Bonus (per LAMC 12.22.A.25, Ordinance 179,681) (Please Complete Sections I, II & V) | 2. <input type="checkbox"/> Greater Downtown Housing Incentive Area (per LAMC 12.22.A.29, Ordinance 179,076) (Please Complete Sections I, III & V) | 3. <input type="checkbox"/> Senior Independent Housing/ Assisted Living Care Housing/ Disabled Persons Housing (per LAMC 12.21.A.4.u, Ordinance 178,063) (Please Complete Sections I, IV & V) | 4. <input checked="" type="checkbox"/> Other: (please specify): (Please Complete Sections I & V) |
| Ministerial ² | <input type="checkbox"/> LADBS- Ministerial <ul style="list-style-type: none"> o Density Increase o Parking Reductions (option 1 or 2) | <input type="checkbox"/> LADBS- Ministerial <ul style="list-style-type: none"> o Exempt from SPR | <input type="checkbox"/> LADBS- Ministerial | <input checked="" type="checkbox"/> LADBS- Ministerial : Minor rehabilitation work; doesn't include any structural work. |
| Discretionary ³ | <input type="checkbox"/> Density Bonus with Incentives ON the Menu | <input type="checkbox"/> Site Plan Review | <input type="checkbox"/> Site Plan Review | <input type="checkbox"/> Discretionary (please specify) |
| | <input type="checkbox"/> Multiple entitlement with Incentives ON the Menu | <input type="checkbox"/> Other entitlement | <input type="checkbox"/> Other entitlement | |
| | <input type="checkbox"/> Density Bonus with Incentives NOT ON the Menu ⁴ | | | |
| | <input type="checkbox"/> Multiple entitlement with Incentives NOT ON the Menu ⁴ | | | |

II. DENSITY BONUS (LAMC Sec.12.22.A.25, Ordinance 179,681)

4. HOUSING DEVELOPMENT PROJECT TYPE (please select one)

- (1) For Sale or Rental Housing with Low or Very Low Income Restricted Affordable Units
- (2) For Sale or Rental Senior Citizen Housing (Market Rate)
- (3) For Sale or Rental Senior Citizen Housing with Low or Very Low Income Restricted Affordable Units
- (4) For Sale Housing with Moderate Income Restricted Affordable Units

5. DENSITY BONUS CALCULATION:

A. Base Density: Maximum density allowable per zoning

Lot size 6,750 sf. (a)
 Density allowable by zone N/A units/s.f. of lot area (b)

Units allowed by right (Base Density) N/A units (c) [$c = a/b$, round down to whole number]

B. Maximum allowable Density Bonus: N/A units (d) [$d = c \times .35$, round up to whole number]

C. Proposed Project: Please indicate total number of Units as well as breakdown by levels of affordability set by each category (HCD or HUD). For information on HCD and HUD levels of affordability please contact Los Angeles Housing Department's Occupancy Monitoring Unit at (213) 808-8806 or occmonitor@lahd.lacity.org.

| | Total | HCD (State) ⁵ | HUD (TCAC) ⁶ |
|--|-------|--|-------------------------|
| Market Rate | _____ | N/A | N/A |
| Managers Unit(s)- Market Rate | _____ | N/A | N/A |
| Very Low Income | _____ | _____ | _____ |
| Low Income | _____ | _____ | _____ |
| Moderate Income | _____ | _____ | N/A |
| Seniors- Market Rate | _____ | N/A | N/A |
| Seniors- Very Low Income | _____ | _____ | _____ |
| Seniors- Low Income | _____ | _____ | _____ |
| Total # of Units per Category | _____ | _____ (e) | _____ (f) |
| TOTAL # of Units Proposed | _____ | | |
| | (g) | | |
| Total # of HCD Restricted Affordable Units | _____ | (h) | |
| Percent of HCD Restricted Affordable Units | _____ | (i) [$i = h/c$ or h/g , whichever is less, c or g] | |
| Number of Density Bonus Units | _____ | (j) [If $g > c$, then $j = g - c$; if $g < c$, then $g = 0$] | |
| Percent Density Bonus Requested | _____ | (k) [$k = j/c$] | |

SITE PLAN REVIEW CALCULATION: An application for Site Plan Review may be required for projects that meet the Site Plan Review threshold(s) as outlined in LAMC Section 16.05.C. unless otherwise exempted per Section 16.05.D. For Density Bonus projects involving bonus units, please use the formulas provided below to determine if the project meets Site Plan Review threshold for unit count. If project meets the threshold(s) but qualifies under the exemption criteria per Section 16.05.D please confirm exemption with Department of City Planning's Site Plan Review Unit at (213) 978-1219 and provide letter of Exemption signed by authorized Site Plan Review Section planner.

If number of Proposed units [(g) from above] is less than the number of By Right/ Base Density units [(c) from above], then:

(g) – existing units = _____

- YES, Site Plan Review is required, if Proposed units minus existing units is greater than or equal to 50
- NO, if Proposed units minus existing units is less than 50
- Exempt (*please specify*): _____

If number of Proposed units [(g) from above] is greater than the number of By Right/ Base Density units [(c) from above], then:

(c) – existing units = _____

- YES, Site Plan Review is required, if By Right/ Base Density units minus existing units is greater than or equal to 50
- NO, if By Right/ Base Density units minus existing units is less than 50
- Exempt (*please specify*): _____

7. DENSITY BONUS OPTIONS (*Please check all that apply*)

- Land Donation
- Child Care
- Restricted Affordable Units Located Near Transit Stop/ Major Employment Center

- Common Interest Development with Low or Very Low Income Restricted Affordable Units for Rent
- Condominium Conversion
- Parking (Please choose only one option)

Parking Option 1: Based on # of bedrooms, inclusive of Handicapped and Guest parking

| | # of Units | | # of Spaces/Unit | Parking Spaces |
|--------------------|------------|---|------------------|----------------|
| 0-1 Bedroom | | x | 1 | |
| 2-3 Bedrooms | | x | 2 | |
| 4 or more Bedrooms | | x | 2.5 | |
| TOTALS | | | | |

Parking Option 2: Reduced only for Restricted Affordable Units

| | # of Units | | # of Spaces/Unit | Parking Spaces |
|--|------------|---|------------------|----------------|
| Market Rate (Including Senior Market Rate) | | x | Per code | |
| Restricted Affordable | | x | 1 | |
| Very Low or Low Income Senior or Disabled | | x | .5 | |
| Restricted Affordable in Residential Hotel | | x | .25 | |
| TOTALS | | | | |

8. INCENTIVES

A. Qualification for Incentives On the Menu: (Please check only one)

| Incentives | % Very Low Income | % Low Income | % Moderate Income |
|------------|---|---|---|
| One | <input type="checkbox"/> 5% to <10% | <input type="checkbox"/> 10% to <20% | <input type="checkbox"/> 10% to <20% |
| Two | <input type="checkbox"/> 10% to <15% | <input type="checkbox"/> 20% to <30% | <input type="checkbox"/> 20% to <30% |
| Three | <input type="checkbox"/> 15% or greater | <input type="checkbox"/> 30% or greater | <input type="checkbox"/> 30% or greater |
| 3+ | <input type="checkbox"/> (Specify): _____ | <input type="checkbox"/> (Specify): _____ | <input type="checkbox"/> (Specify): _____ |

B. Project Zoning Compliance & Incentives (Please check all that apply)

| | Required/ Allowable | Proposed | ON Menu | OFF Menu |
|--|---------------------|----------|--------------------------|--------------------------|
| <input type="checkbox"/> (1) Yard/ Setback (each yard counts as 1 incentive) | | | | |
| <input type="checkbox"/> Front | _____ | _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> Rear | _____ | _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> Side(s) | _____ | _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> (2) Lot Coverage | _____ | _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> (3) Lot Width | _____ | _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> (4) Floor Area Ratio | _____ | _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> (5) Height | _____ | _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> (6) Open Space | _____ | _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> (7) Density Calculation | _____ | _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> (8) Averaging FAR, | _____ | _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| Density, | _____ | _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| Parking, | _____ | _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| OS, | _____ | _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| Vehicular Access | _____ | _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> Other (please specify): _____ | _____ | _____ | <input type="checkbox"/> | <input type="checkbox"/> |

TOTAL # of Incentives Requested: _____

9. COVENANT: All Density Bonus projects are required to prepare and record an Affordability Covenant to the satisfaction of the Los Angeles Housing Department's Occupancy Monitoring Unit before a building permit can be issued. To apply to LAHD to prepare a covenant, contact the Occupancy Monitoring Unit at (213) 808-8806 or occmonitor@lahd.lacity.org.

III. GREATER DOWNTOWN HOUSING INCENTIVE AREA (GDHIA)

(LAMC Sec. 12.22.A.29, Ordinance 179,076)

10. ELIGIBILITY FOR FLOOR AREA BONUS

NOTE: Published affordability levels per the United States Department of Housing and Urban Development (HUD/TCAC). Please consult with Los Angeles Housing Department's Occupancy Monitoring Unit for additional information.

- (1) 5% of the total number of dwelling units provided for Very Low Income households; and
- (2) One of the following shall be provided:
 - 10% of the total number of dwelling units for Low Income households; or
 - 15% of the total number of dwelling units for Moderate Income households; or
 - 20% of the total number of dwelling units for Workforce Income households
- (3) Any dwelling unit or guest room occupied by a household earning less than 50% of the Area Median Income that is demolished or otherwise eliminated shall be replaced on a one-for-one basis within the Community Plan Area in which it is located.

11. INCENTIVES (Please check all that apply)

- (1) A 35% increase in total floor area.
- (2) Open Space requirement pursuant to Section 12.21.G reduced by one-half, provided fee is paid.
- (3) No parking required for units for households earning less than 50% AMI.
- (4) No more than one parking space required for each dwelling unit.

- 12. SITE PLAN REVIEW:** Any residential (including Apartment Hotel or mixed-use) building located within the Greater Downtown Housing Incentive Area is required to complete a Site Plan Review unless otherwise exempted per LAMC Section 16.05.D. If project qualifies under the exemption criteria per Section 16.05.D please confirm exemption with Department of City Planning's Site Plan Review Unit at (213) 978-1219 and provide letter of Exemption signed by authorized Site Plan Review Section planner.

- 13. COVENANT:** All GDHIA projects are required to prepare and record an Affordability Covenant to the satisfaction of the Los Angeles Housing Department's Occupancy Monitoring Unit **before** a building permit can be issued. To apply to LAHD to prepare a covenant, contact the Occupancy Monitoring Unit at (213) 808-8806 or occmonitor@lahd.lacity.org.

IV. SENIOR INDEPENDENT HOUSING/ ASSISTED LIVING CARE HOUSING/ DISABLED PERSONS HOUSING

(LAMC Sec. 12.21.A.4.u, Ordinance 178,063)

14. PARKING REDUCTION

- May be reduced to 50% of the number otherwise required by code if all of the following requirements are met:

15. ELIGIBILITY FOR REDUCED PARKING

- (1) Occupied by at least one person who is disabled or 62 years of age or older, except for management or maintenance personnel unit.
- (2) At least 10 square feet of indoor recreation space and at least 50 square feet of usable open space for each dwelling unit in the development, both available and accessible to all residents of the development.
- (3) Record a Covenant and Agreement with Building and Safety.

V. REQUIRED FOR ALL APPLICATIONS**16. ENVIRONMENTAL STATUS**

(Please check only one)

- Not Required: Ministerial (CEQA does not apply-may proceed to Building and Safety, no Planning action required)
- Not Filed: (Please visit the Planning Public Counter and inquire about completing either an Environmental Assessment Form or a Categorical Exemption)
- Filed:
 - Categorically Exempt⁸
 - Negative Declaration⁸
 - Mitigated Negative Declaration^{8,9}
 - Environmental Impact Report⁸

- o Reconsideration of previous Environmental Review

(Please provide the following information for all filed cases)

Case Number: _____
 Date Filed: _____
 Date Completed: _____
 End of Comment Period: _____
 Date Adopted/ Certified: _____
 Date Filed with County Clerk: _____
 Exhausted All Appeals Date: _____

17. OTHER L.A.M.C. PROVISIONS

(Please check all that apply and give brief description)

- Site Plan Review *(If applicable but Exempt, please provide letter of Exemption signed by authorized Site Plan Review Section planner)*
- Specific Plan Project Permit Compliance: _____
- CU: _____
- ZV: _____
- ZAA: _____
- Tract or Parcel Map: _____
- Other (please specify): _____

18. TYPES OF FUNDING BEING CONSIDERED

(Please check all that may apply)

- X Los Angeles Housing Department
 - X Affordable Housing Trust Fund (AHTF)
 - o Permanent Supportive Housing Program (PSHP)
 - o Bonds
 - Multi-Family Housing Program (MHP)
 - o General
 - o Permanent Supportive Housing
- X Los Angeles County- City of Industry Funds
- Tax Credit Equity
 - o 4%
 - o 9%
- Community Redevelopment Agency
- Other (please specify): _____

NOTES:

¹ Please provide certificate of occupancy

² Ministerial Projects (aka, "By-Right") do not require any discretionary Planning approvals. Developers of such housing file building plans with the Department of Building & Safety. Plans are checked for compliance with the Building Code and, when in compliance, permits are issued to begin construction.

³ Discretionary Projects require Planning decisions and approval.

⁴ Any waiver or modification of development standards not listed ON the menu of Incentives in the Density Bonus Ordinance.

⁵ HCD (State)= Published affordability levels per California Department of Housing and Community Development. Please consult with Los Angeles Housing Department's Occupancy Monitoring Unit for additional information.

⁶ HUD (TCAC)= Published affordability levels per the United States Department of Housing and Urban Development. Please consult with Los Angeles Housing Department's Occupancy Monitoring Unit for additional information.

⁷ Up to 40% of the required parking for the Restricted Affordable Units may be provided by compact stalls.


⁸ Need to file with County Clerk if applying for public funding

⁹ All projects applying for City of Industry (Los Angeles County) Funds need to prepare a Mitigation Monitoring Plan

AFFORDABLE HOUSING REFERRAL FORM LOS ANGELES CITY PLANNING DEPARTMENT

This form is to serve as a referral to Planning Public Counter for affordable housing case filing purposes (in addition to the required Master Land Use Application and any other necessary documentation) and as a referral to LAHD, CRA, LA County, or other City agency for project status and entitlement need purposes. Please refer to Affordable Housing Referral Form (AHRF) Instructions Sheet for additional information on completing this form. This form shall be completed by the applicant and reviewed and signed by Planning staff.

CITY STAFF USE ONLY

| | | |
|--|--|---|
| Referral To: | | |
| <input type="checkbox"/> Public Counter Filing | <input checked="" type="checkbox"/> LAHD Funding | <input checked="" type="checkbox"/> CRA |
| <input type="checkbox"/> LA County | <input type="checkbox"/> Other: _____ | |
| NOTES: This review does not preclude the need for other entitlements as may be necessary upon review of full building plans and as may be required by the Department of Building and Safety. | | |
| Planning Staff Name and Title | Planning Staff Signature | Date |
| Alfredo Perez, Planning Assistant |  | November 12, 2018 |

I. PROPOSED PROJECT

1. PROJECT LOCATION / ZONING

Project Address: 520 South San Julian Street, Los Angeles, CA 90013

Project Name: Simone Hotel

Applicant Name and Contact Information: Vanessa Luna (213) 683-0522 x130, vanessa@skidrow.org

Assessor Parcel Number(s): 5148-012-016

Community Plan: Central City Number of Lots: 1 Lot size: 10,636 square feet

Existing Zone: IQR5-2D Land Use Designation: High Medium Residential

Specific Plan HPOZ DRB Enterprise Zone CRA (City Center & Central Business District)

Q-condition/ D-limitation/ T-classification (please specify): "D" limitation restricts FAR to 3:1; "Q" condition restricts zone to R4 densities, permitted uses restricted to C4 uses or more restrictive zones, parking buildings shall not be permitted unless accessory to the main use of the lot or to the main use of a contiguous lot, any building constructed after Dec. 21, 1988 shall be limited to a 1:1 FAR with some exceptions.

Other pertinent zoning information (please specify): _____

2. PROPOSED PROJECT

Description of Proposed Project: The sustainable rehabilitation of the Simone Hotel will target interior physical improvements that will increase energy and water efficiency resulting in a decrease in utility costs. These improvements will not involve major architectural reconfigurations. The majority of the work will be upgrading the heating and ventilation mechanical equipment to more modern and efficient systems which will include the replacement of hot water boilers, circulation controls, and the provision of necessary maintenance to existing in-unit heaters. Additionally, the interiors of the units and common spaces will be improved by utilizing no-VOC paint, replacement of older appliances, and the installation of new, sustainable floorings. The scope of work will be within the existing building, thereby requiring minimal disturbance to the street and surrounding buildings. The property will maintain the existing 115 units and continue to provide a minimum of the seven parking spaces as indicated in City Building Permit Nos. 91LA77886 and 92LA96945.

| | Type of Use | Square Feet | # of Units |
|-----------------------|---------------------------------|----------------------|-------------------------|
| Existing ¹ | Residential; Common area | 21,540; 2,000 | 115 *(See "NOTE" Below) |
| To be Demolished | No demolition | 0 | 0 |
| Proposed | Residential; Common area | 21,540; 2,000 | 115 |
| TOTAL | Residential; Common area | 21,540; 2,000 | 115 |

*** NOTE:** The number of existing dwelling units has not been verified by City documentation and should not be an obstacle to developing 115 units as proposed because the subject site is within the "Greater Downtown Housing Incentive Area" and LAMC Section 12.22-C,3(c) permits "[t]he maximum number of dwelling units or guest rooms permitted" to "not be limited by the lot area provisions of this chapter so long as the total floor area utilized by guest room does not exceed the total floor area utilized by dwelling units."

3. APPLICATION STATUS & TYPE

A. Status of Application

- Not Required: Ministerial²
- Entitlement Case Required and needs to filed with Planning
- Case Filed: (1) _____ (2) _____ (3) _____
- Case Number(s): _____
- Date Filed: _____
- Date Approved: _____
- End of Appeal Period: _____

B. Type of Application (please select only one)

| | 1. <input type="checkbox"/> Density Bonus (per LAMC 12.22.A.25, Ordinance 179,681) <i>(Please Complete Sections I, II & V)</i> | 2. <input type="checkbox"/> Greater Downtown Housing Incentive Area (per LAMC 12.22.A.29, Ordinance 179,076) <i>(Please Complete Sections I, III & V)</i> | 3. <input type="checkbox"/> Senior Independent Housing/ Assisted Living Care Housing/ Disabled Persons Housing (per LAMC 12.21.A.4.u, Ordinance 178,063) <i>(Please Complete Sections I, IV & V)</i> | 4. <input checked="" type="checkbox"/> Other: (please specify): <i>(Please Complete Sections I & V)</i> |
|----------------------------|---|--|---|--|
| Ministerial ² | <input type="checkbox"/> LADBS- Ministerial o Density Increase o Parking Reductions (option 1 or 2) | <input type="checkbox"/> LADBS- Ministerial o Exempt from SPR | <input type="checkbox"/> LADBS- Ministerial | <input checked="" type="checkbox"/> LADBS- Ministerial : Minor rehabilitation work; doesn't include any structural work. |
| Discretionary ³ | <input type="checkbox"/> Density Bonus with Incentives ON the Menu | <input type="checkbox"/> Site Plan Review | <input type="checkbox"/> Site Plan Review | <input type="checkbox"/> Discretionary (please specify) |
| | <input type="checkbox"/> Multiple entitlement with Incentives ON the Menu | <input type="checkbox"/> Other entitlement | <input type="checkbox"/> Other entitlement | |
| | <input type="checkbox"/> Density Bonus with Incentives NOT ON the Menu ⁴ | | | |
| | <input type="checkbox"/> Multiple entitlement with Incentives NOT ON the Menu ⁴ | | | |

DENSITY BONUS
 (LAMC Sec. 12.22 A.25, Ordinance 179,681)

4. HOUSING DEVELOPMENT PROJECT TYPE (please select one)

- (1) For Sale or Rental Housing with Low or Very Low Income Restricted Affordable Units
- (2) For Sale or Rental Senior Citizen Housing (Market Rate)
- (3) For Sale or Rental Senior Citizen Housing with Low or Very Low Income Restricted Affordable Units
- (4) For Sale Housing with Moderate Income Restricted Affordable Units

5. DENSITY BONUS CALCULATION:

N/A – THE PROPOSED PROJECT IS NOT A DENSITY BONUS APPLICATION

A. Base Density: Maximum density allowable per zoning

Lot size _____ sf. (a)
 Density allowable by zone _____ units/s.f. of lot area (b)
 Units allowed by right (Base Density) _____ units (c) [c = a/b, round down to whole number]

B. Maximum allowable Density Bonus: _____ units (d) [d = c x .35, round up to whole number]

C. Proposed Project: Please indicate total number of Units as well as breakdown by levels of affordability set by each category (HCD or HUD). For information on HCD and HUD levels of affordability please contact Los Angeles Housing Department's Occupancy Monitoring Unit at (213) 808-8806 or occmonitor@lahd.lacity.org.

| | Total | HCD (State) ⁶ | HUD (TCAC) ⁶ |
|--|---|--------------------------|-------------------------|
| Market Rate | _____ | N/A | N/A |
| Managers Unit(s)- Market Rate | _____ | N/A | N/A |
| Very Low Income | _____ | _____ | _____ |
| Low Income | _____ | _____ | _____ |
| Moderate Income | _____ | _____ | N/A |
| Seniors- Market Rate | _____ | N/A | N/A |
| Seniors- Very Low Income | _____ | _____ | _____ |
| Seniors- Low Income | _____ | _____ | _____ |
| Total # of Units per Category | _____ | _____ (e) | _____ (f) |
| TOTAL # of Units Proposed | _____ (g) | | |
| Total # of HCD Restricted Affordable Units | _____ (h) | | |
| Percent of HCD Restricted Affordable Units | _____ (i) [i = h/c or h/g, whichever is less, c or g] | | |
| Number of Density Bonus Units | _____ (j) [If g>c, then j=g-c; if g<c, then g= 0] | | |
| Percent Density Bonus Requested | _____ (k) [k= j/c] | | |

6. SITE PLAN REVIEW CALCULATION: An application for Site Plan Review may be required for projects that meet the Site Plan Review threshold(s) as outlined in LAMC Section 16.05.C. unless otherwise exempted per Section 16.05.D. For Density Bonus projects involving bonus units, please use the formulas provided below to determine if the project meets Site Plan Review threshold for unit count. If project meets the threshold(s) but qualifies under the exemption criteria per Section 16.05.D please confirm exemption with Department of City Planning's Site Plan Review Unit at (213) 978-1219 and provide letter of Exemption signed by authorized Site Plan Review Section planner.

If number of Proposed units [(g) from above] is less than the number of By Right/ Base Density units [(c) from above, then:

(g) – existing units = _____

- YES, Site Plan Review is required, if Proposed units minus existing units is greater than or equal to 50
- NO, if Proposed units minus existing units is less than 50
- Exempt (please specify): Applicant has secured Site Plan Review Exemption Letter

If number of Proposed units [(g) from above] is greater than the number of By Right/ Base Density units [(c) from above], then:

(c) – existing units = _____

- YES, Site Plan Review is required, if By Right/ Base Density units minus existing units is greater than or equal to 50
- NO, if By Right/ Base Density units minus existing units is less than 50
- Exempt (please specify): _____

7. DENSITY BONUS OPTIONS (Please check all that apply)

N/A – THE PROPOSED PROJECT IS NOT A DENSITY BONUS APPLICATION

- Land Donation
- Child Care
- Restricted Affordable Units Located Near Transit Stop/ Major Employment Center
- Common Interest Development with Low or Very Low Income Restricted Affordable Units for Rent
- Condominium Conversion
- Parking (Please choose only one option)

Parking Option 1: Based on # of bedrooms, inclusive of Handicapped and Guest parking

| | # of Units | | # of Spaces/Unit | Parking Spaces |
|--------------------|------------|---|------------------|----------------|
| 0-1 Bedroom | | x | 1 | |
| 2-3 Bedrooms | | x | 2 | |
| 4 or more Bedrooms | | x | 2.5 | |
| TOTALS | | | | |

Parking Option 2: Reduced only for Restricted Affordable Units

| | # of Units | | # of Spaces/Unit | Parking Spaces' |
|--|------------|---|------------------|-----------------|
| Market Rate (Including Senior Market Rate) | | x | Per code | |
| Restricted Affordable | | x | 1 | |
| Very Low or Low Income Senior or Disabled | | x | .5 | |
| Restricted Affordable in Residential Hotel | | x | .25 | |
| TOTALS | | | | |

8. INCENTIVES

A. Qualification for Incentives On the Menu: (Please check only one)

| Incentives | % Very Low Income | % Low Income | % Moderate Income |
|------------|---|---|---|
| One | <input type="checkbox"/> 5% to <10% | <input type="checkbox"/> 10% to <20% | <input type="checkbox"/> 10% to <20% |
| Two | <input type="checkbox"/> 10% to <15% | <input type="checkbox"/> 20% to <30% | <input type="checkbox"/> 20% to <30% |
| Three | <input type="checkbox"/> 15% or greater | <input type="checkbox"/> 30% or greater | <input type="checkbox"/> 30% or greater |
| 3+ | <input type="checkbox"/> (Specify): | <input type="checkbox"/> (Specify): | <input type="checkbox"/> (Specify): |

B. Project Zoning Compliance & Incentives (Please check all that apply)

| | Required/ Allowable | Proposed | ON Menu | OFF Menu |
|--|---------------------|----------|--------------------------|--------------------------|
| <input type="checkbox"/> (1) Yard/ Setback (each yard counts as 1 incentive) | | | | |
| <input type="checkbox"/> Front | _____ | _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> Rear | _____ | _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> Side(s) | _____ | _____ | <input type="checkbox"/> | <input type="checkbox"/> |

| | | | | |
|--|-------|-------|--------------------------|--------------------------|
| <input type="checkbox"/> (2) Lot Coverage | _____ | _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> (3) Lot Width | _____ | _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> (4) Floor Area Ratio | _____ | _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> (5) Height | _____ | _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> (6) Open Space | _____ | _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> (7) Density Calculation | _____ | _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> (8) Averaging FAR, | _____ | _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| Density, | _____ | _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| Parking, | _____ | _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| OS, | _____ | _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| Vehicular Access | _____ | _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> Other (please specify): | _____ | _____ | <input type="checkbox"/> | <input type="checkbox"/> |

TOTAL # of Incentives Requested: _____

9. **COVENANT:** All Density Bonus projects are required to prepare and record an Affordability Covenant to the satisfaction of the Los Angeles Housing Department's Occupancy Monitoring Unit before a building permit can be issued. To apply to LAHD to prepare a covenant, contact the Occupancy Monitoring Unit at (213) 808-8806 or occmonitor@lahd.lacity.org.

**III. GREATER DOWNTOWN HOUSING INCENTIVE AREA (GDHIA)
(LAMC Sec. 12.22.A.29, Ordinance 179,076)**

N/A – THE PROPOSED PROJECT IS EXEMPT FROM GDHIA SITE PLAN REVIEW AND IS NOT REQUESTING INCENTIVES UNDER THE PORTION OF THE GREATER DOWNTOWN INCENTIVE AREA REQUIRING THE DEPT OF CITY PLANNING REVIEW.

10. ELIGIBILITY FOR FLOOR AREA BONUS

NOTE: Published affordability levels per the United States Department of Housing and Urban Development (HUD/TCAC). Please consult with Los Angeles Housing Department's Occupancy Monitoring Unit for additional information.

- (1) 5% of the total number of dwelling units provided for Very Low Income households; and
- (2) One of the following shall be provided:
 - o 10% of the total number of dwelling units for Low Income households; or
 - o 15% of the total number of dwelling units for Moderate Income households; or
 - o 20% of the total number of dwelling units for Workforce Income households
- (3) Any dwelling unit or guest room occupied by a household earning less than 50% of the Area Median Income that is demolished or otherwise eliminated shall be replaced on a one-for-one basis within the Community Plan Area in which it is located.

11. INCENTIVES (Please check all that apply)

- (1) A 35% increase in total floor area.
- (2) Open Space requirement pursuant to Section 12.21.G reduced by one-half, provided fee is paid.
- (3) No parking required for units for households earning less than 50% AMI.
- (4) No more than one parking space required for each dwelling unit.

12. SITE PLAN REVIEW: Any residential (including Apartment Hotel or mixed-use) building located within the Greater Downtown Housing Incentive Area is required to complete a Site Plan Review unless otherwise exempted per LAMC Section 16.05.D. If project qualifies under the exemption criteria per Section 16.05.D please confirm exemption with Department of City Planning's Site Plan Review Unit at (213) 978-1219 and provide letter of Exemption signed by authorized Site Plan Review Section planner.

13. COVENANT: All GDHIA projects are required to prepare and record an Affordability Covenant to the satisfaction of the Los Angeles Housing Department's Occupancy Monitoring Unit before a building permit can be issued. To apply to LAHD to prepare a covenant, contact the Occupancy Monitoring Unit at (213) 808-8806 or occmonitor@lahd.lacity.org.

**IV. SENIOR INDEPENDENT HOUSING/ ASSISTED LIVING CARE HOUSING/ DISABLED PERSONS HOUSING
(LAMC Sec. 2-21 A, D Ordinance 178,063)**

N/A – THE PREVIOUS REQUIREMENT IS SEVEN-(7) PARKING SPACES AND NO CHANGES ARE PROPOSED AND FURTHER REDUCTIONS WILL NOT BE REQUIRED.

14. PARKING REDUCTION

- May be reduced to 50% of the number otherwise required by code if all of the following requirements are met:

15. ELIGIBILITY FOR REDUCED PARKING

- (1) Occupied by at least one person who is disabled or 62 years of age or older, except for management or maintenance personnel unit.
- (2) At least 10 square feet of indoor recreation space and at least 50 square feet of usable open space for each dwelling unit in the development, both available and accessible to all residents of the development.
- (3) Record a Covenant and Agreement with Building and Safety.

V. REQUIRED FOR ALL APPLICATIONS

16. ENVIRONMENTAL STATUS

(Please check only one)

- Not Required: Ministerial *(CEQA does not apply-may proceed to Building and Safety, no Planning action required)*
- Not Filed: *(Please visit the Planning Public Counter and inquire about completing either an Environmental Assessment Form or a Categorical Exemption)*
- Filed:
 - Categorically Exempt⁸
 - Negative Declaration⁸
 - Mitigated Negative Declaration^{8,9}
 - Environmental Impact Report⁸
 - Reconsideration of previous Environmental Review

(Please provide the following information for all filed cases)

Case Number: _____
 Date Filed: _____
 Date Completed: _____
 End of Comment Period: _____
 Date Adopted/ Certified: _____
 Date Filed with County Clerk: _____
 Exhausted All Appeals Date: _____

17. OTHER L.A.M.C. PROVISIONS

(Please check all that apply and give brief description)

- Site Plan Review *(If applicable but Exempt, please provide letter of Exemption signed by authorized Site Plan Review Section planner)* **Project is exempt from Site Plan Review**
- Specific Plan Project Permit Compliance: _____
- CU: ZA 88-1403(ZV)(YV): On March 10, 1989, the Office of Zoning Administration issued an approval for units with 7 total parking spaces, and relief from side and rear yard setback requirements;
ZA 88-1403(ZV)(YV)(PA1): On January 29, 2010, the Office of Zoning Administration approved plans granting relief from the rear yard setback to construct, use and maintain a bridge connecting the outdoor rooftop areas of two adjacent buildings.
- ZV: _____
- ZAA: _____
- Tract or Parcel Map: _____
- Other (please specify): _____

18. TYPES OF FUNDING BEING CONSIDERED*(Please check all that may apply)*

- Los Angeles Housing Department
 - Affordable Housing Trust Fund (AHTF)
 - Permanent Supportive Housing Program (PSHP)
 - Bonds
- Multi-Family Housing Program (MHP)
 - General
 - Permanent Supportive Housing
- Los Angeles County- City of Industry Funds
- Tax Credit Equity
 - 4%
 - 9%
- Community Redevelopment Agency
- Other (please specify): _____

NOTES:¹ Please provide certificate of occupancy² Ministerial Projects (aka, "By-Right") do not require any discretionary Planning approvals. Developers of such housing file building plans with the Department of Building & Safety. Plans are checked for compliance with the Building Code and, when in compliance, permits are issued to begin construction.³ Discretionary Projects require Planning decisions and approval.⁴ Any waiver or modification of development standards not listed ON the menu of Incentives in the Density Bonus Ordinance.⁵ HCD (State)= Published affordability levels per California Department of Housing and Community Development. Please consult with Los Angeles Housing Department's Occupancy Monitoring Unit for additional information.⁶ HUD (TCAC)= Published affordability levels per the United States Department of Housing and Urban Development. Please consult with Los Angeles Housing Department's Occupancy Monitoring Unit for additional information.⁷ Up to 40% of the required parking for the Restricted Affordable Units may be provided by compact stalls.⁸ Need to file with County Clerk if applying for public funding

All projects applying for City of Industry (Los Angeles County) Funds need to prepare a Mitigation Monitoring Plan

NOTICE OF EXEMPTION/APPENDIX E

J: _____ Office of Planning and Research
1400 Tenth Street
Sacramento, CA 95814

FROM: City of Downey
11111 Brookshire Ave
Downey, CA 90241

ORIGINAL FILED

NOV 19 2009

LOS ANGELES, COUNTY CLERK

X County Clerk
County of Los Angeles

Project Title

Disposition and Development Agreement (DDA) for the Downey Mixed Use Verizon Site

Project Location - Specific

8314 2nd Street

Project Location

City of Downey, County of Los Angeles

Description of Nature, Purpose, and beneficiaries of Project:

The project involves Downey's Community Development Commission entering into a DDA to dispose of the 21,700 sq ft project site to a non-profit entity, National Community Renaissance, who in turn will develop a 50-unit, 6-story building, which includes a 1,525 square foot childcare facility, for the purpose of providing affordable rental units for families earning between 30% and 60% of Los Angeles County's median income. Project beneficiaries will include the estimated 160 people that the project will house (50 units multiplied by the City's average household size: 3.20 persons). It will also benefit the businesses and people affiliated with downtown Downey, as well as the community, by adding to its permanent population, thus increasing downtown's daytime and evening activity hours, which will further support downtown businesses. Other groups that will benefit, include the children who are enrolled in the childcare facility, along with their parents.

Name of Public Agency Approving Project

City of Downey Community Development Commission

Name of Person or Agency Carrying Out Project

Alfredo Izmajtovich, National Community Renaissance

Exempt Status: (Check One)

- Ministerial
- Declared Emergency
- Categorical Exemption: Section 15194: Affordable Housing Exemption
- Emergency Project
- Statutory Exemption.

Reasons why project is exempt

The proposed project meets the criteria of CEQA Guideline Sections 15194 and 15192 for exempting a project from CEQA. The project site is part of downtown Downey's built environment downtown and it has supported a 2-story, 31,020 sq ft tilt-up office building since the mid 1950s. Further, project construction and its long-term operation will not have a significant impact on the environment; they will not result in any significant impacts to traffic, noise, air quality or water quality.

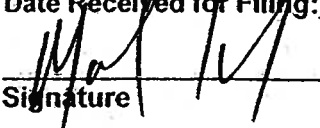
Contact Person

Mark Sellheim, Principal Planner for the City of Downey

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

Date Received for Filing: _____



Principal Planner, City of Downey

Title



NOTICE OF EXEMPTION

To:
Los Angeles County Clerk
Business Filing & Registration
12400 E Imperial Hwy Rm. 1101
Norwalk CA 90650

From:
City of Pasadena
Planning & Development Dept.
175 N. Garfield Avenue
Pasadena, California 91109

Project Title: Centennial Place Sustainable Rehabilitation project

Project Address: 235 East Holly Street, Pasadena CA 91101

Project City: Pasadena **Project County:** Los Angeles

Project Description: The project is the rehabilitation and restoration of the existing building. The building is 72,567 square feet and contains 144 units. There will be no square footage added, or changes to the number of units. All the units will maintain their current floor plan and there will be no change to the building footprint. The project involves interior repairs and cosmetic and energy efficiency upgrades that may require ministerial building permits. These may be plumbing, electrical or other permits which are not subject to CEQA review. As such no substantial delay is expected due to a CEQA review for this project.

Name of Public Agency Approving Project: City of Pasadena

Project Contact Person: Jim Wong

Exempt Status (Check one):

- Ministerial (CEQA Sec. 21080(b)(1); CEQA Guidelines Section 15268)
 Declared Emergency (Sec. 21080(b)(3); 15269(a))
 Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
 Categorical Exemption. California Admin. Code Title 14 Chapter 3, Class 1, Section 15301
 Statutory Exemption California Admin. Code Title 14 Chapter 3 Section (insert #)
 General Rule California Admin. Code Title 14 Chapter 3 Sec. 15061 (b) (3)

Reason why project is exempt: The project is exempt per Section 15268, Ministerial Projects. The proposed improvements are minor changes to an existing structure. The improvements are ministerial and do not require discretionary approval.

Lead Agency

Contact Person: Jim Wong

Phone: 626-744-8316

COMPLETED BY: Jennifer Paige-Saeki
TITLE: Senior Planner
DATE: November 10, 2010

APPROVED BY: Jennifer Paige-Saeki
TITLE: Senior Planner
DATE: November 10, 2010