



ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

March 10, 2020

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

9-D March 10, 2020

A handwritten signature in black ink, appearing to read "Celia Zavala".

CELIA ZAVALA
EXECUTIVE OFFICER

Dear Commissioners:

**APPROVAL OF FUNDING AND ENVIRONMENTAL DOCUMENTATION FOR FIVE MULTIFAMILY
AFFORDABLE RENTAL HOUSING DEVELOPMENTS LOCATED IN THE CITY OF LOS
ANGELES AND CITY OF PALMDALE
(DISTRICTS 2, 3, & 5) (3 VOTES)**

SUBJECT

This letter recommends that your Board approve loans totaling up to \$41,900,000 to fund the development of five affordable multifamily rental housing developments selected through the No Place Like Home (NPLH) Program Notice of Funding Availability (NOFA), Round 2019-1, and the NOFA for Affordable Multifamily Rental Housing, Round 24-A, issued by the Los Angeles County Development Authority (LACDA). The allocations recommended in this action include \$2,600,000 in Affordable Housing Trust Funds (AHTF), \$3,000,000 in Measure H funds, and \$3,000,000 in Mental Health Housing Program (MHHP) funds from NOFA Round 24-A, and \$33,300,000 in NPLH funds from the NPLH NOFA Round 2019-1.

IT IS RECOMMENDED THAT THE BOARD:

1. Acting as a responsible agency pursuant to the California Environmental Quality Act (CEQA), certify that the LACDA has considered the attached exemption determination for the Watts Works project, which was prepared by the City of Los Angeles as lead agency; and find that this project will not cause a significant impact on the environment.
2. Acting as a responsible agency pursuant to CEQA, certify that the LACDA has considered the attached exemption determination for the Ambrosia project, which was prepared by the City of Los Angeles as lead agency; 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 LACDA has considered the attached exemption determination for the 6604 West project, which was prepared by the City of Los Angeles as lead agency; and find that this project will not cause a significant impact on the environment.
4. Acting as a responsible agency pursuant to CEQA, certify that the LACDA has considered the attached Initial Study/Mitigated Negative Declaration (IS/MND) for the Juniper Grove Apartments project, which was prepared by the City of Palmdale as lead agency, find that the mitigation measures identified in the Mitigation Monitoring and Reporting Plan 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.
5. Acting as a responsible agency pursuant to CEQA, certify that the LACDA has considered the attached IS/MND for the Sherman Oaks project, which was prepared by the City of Los Angeles as lead agency, find that the mitigation measures identified in the Mitigation Monitoring and Reporting Plan 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.
6. Approve loans to the recommended developers identified in Attachment A, using up to a total of \$41,900,000 in AHTF, Measure H funds, MHHP funds, and NPLH funds, contingent upon the transfer of NPLH funds from the State of California Department of Housing and Community Development (HCD) to the LACDA.
7. Authorize the Acting Executive Director, or designee, in consultation with the Director of Department of Mental Health (DMH), or designee, to negotiate, execute, and if necessary, amend, or reduce the loan agreements with the recommended developers identified in Attachment A, or their LACDA-approved designees, and all related documents, including but not limited to documents to subordinate the loans to construction and permanent financing, and any intergovernmental, interagency, or inter-creditor agreements necessary for the implementation of each development, following approval as to form by County Counsel.
8. Authorize the Acting Executive Director, or designee, to accept and incorporate, as needed, up to \$33,300,000 in NPLH funds, \$2,600,000 in AHTF, \$3,000,000 in Measure H funds, and \$3,000,000 in MHHP funds into the LACDA's approved Fiscal Year 2019-2020 budget, and future Fiscal Year budgets, as needed, for the purposes described herein.
9. Authorize the Acting Executive Director, or designee, to reallocate the LACDA funding set aside for affordable housing at the time of project funding, as needed and within each project's approved funding limit, in line with each project's needs, and within the requirements for each funding source.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

As a result of NOFA Round 24-A, which the LACDA issued on September 11, 2018, a total of 20 projects were selected for capital funding. A total of 17 of the 20 projects have since been approved by your Board. At this time, the LACDA is recommending funding for one more of the 20 projects selected - the Juniper Grove Apartments project. The NOFA 24-A funding for Juniper Grove includes \$2,600,000 in AHTF, \$3,000,000 in Measure H funds, and \$3,000,000 in MHHP funds.

As a result of NPLH NOFA Round 2019-1, which the LACDA issued on April 30, 2019, a total of 58

projects were selected for NPLH Program funding. A total of 37 of the 58 projects have since been approved by your Board. At this time, the LACDA is recommending funding for five more of the 58 selected projects selected, totaling \$33,300,000 in NPLH funds. One of these five projects is Juniper Grove Apartments, which is also being awarded funds from NOFA Round 24-A.

The five projects seeking approval through this action, including the Juniper Grove Apartments project selected for capital funding in both NOFA Round 24-A and NPLH NOFA Round 2019-1, are all affordable multifamily rental housing developments that will provide a total of 335 housing units, consisting of 149 NPLH units set aside for households who are homeless, chronically homeless, or at-risk of chronic homelessness with a serious mental disorder or seriously emotionally disturbed child or adolescent; 65 units for general low-income families; 28 units for homeless households with a mental illness; 80 units for homeless households; seven units for chronically homeless household; and six units for onsite managers.

The LACDA will return to your Board at a later date with separate actions to recommend awards for remaining projects selected for funding through NOFA Round 24-A and NPLH NOFA Round 2019-1.

Approval is requested to ensure that the housing development projects identified in Attachment A can meet upcoming deadlines for submitting applications to other leveraged finance sources.

FISCAL IMPACT/FINANCING

The recommended loans to the developers identified in Attachment A will provide a total amount of up to \$33,300,000 in NPLH funds, \$2,600,000 in AHTF, \$3,000,000 in Measure H funds, and \$3,000,000 in MHHP Funds. This amount will be incorporated into the LACDA's approved Fiscal Year 2019-2020 budget on an as-needed basis and included in future Fiscal Year budgets accordingly.

NPLH funds are generated through the sale of bonds by the State of California's Department of Finance. Approval of project funding and disbursement of NPLH funds are contingent upon receipt of NPLH funds from HCD. The initial distribution of NPLH funds was received by LACDA.

The recommended loan amounts are identified in Attachment A.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

In 2004, California voters approved Proposition 63, also known as the Mental Health Services Act (MHSA). MHSA provides funding for various county mental health services by increasing the income tax paid by those with incomes above \$1 million. This income tax increase raises \$1.5 billion to \$2.5 billion per year.

On July 1, 2016, Governor Brown signed Assembly Bill 1618, which authorized the creation of the NPLH Program. The NPLH Program authorizes the issuance of \$2 billion in bond proceeds to be repaid with MHSA funds for the development of supportive housing for those experiencing homelessness, chronic homelessness, or at-risk of chronic homelessness and living with mental illness. On November 6, 2018, California voters approved Proposition 2, also known as the No Place Like Home Act of 2018, which allows the state to carry out the NPLH Program utilizing MHSA funds.

Los Angeles County (County) is authorized to implement the NPLH Program locally, which includes

all actions necessary to select, finance, and monitor projects during the life of the affordability covenant. The LACDA has been designated as an agent of the County in the implementation of the NPLH Program for selection, project financing and monitoring in conjunction with DMH. DMH has been designated as an agent of the County to provide supportive services to the tenants in the NPLH-funded units for at least 20 years, monitor the provision of services, and approve eligible tenants.

On April 30, 2019, the LACDA issued NOFA Round 2019-1 for the NPLH Program. As a result, a total of 68 applications seeking NPLH Program funding were submitted. Of those applications, 60 projects met the minimum eligibility for funding, totaling approximately \$432 million of NPLH funds requested, which exceeds the \$207 million NPLH funding amount offered in the NOFA. Two projects subsequently withdrew their funding application, reducing the number of approved projects to 58 and the total of NPLH funds requested to approximately \$417 million.

Due to the overwhelming response of applications received and number of funding-eligible applications, the LACDA established a pipeline of projects and will prioritize funding based on readiness using the anticipated tax credit application dates provided in the applications. The LACDA will return to your Board with separate actions for projects in the pipeline that are ready to close construction financing and/or need to meet upcoming deadlines for submitting applications to other leveraged finance sources.

The loan agreements and related documents will incorporate affordability restrictions, target assisted populations, and contain provisions requiring the developers to comply with all applicable federal, state, and local laws. Each loan will be evidenced by a promissory note and secured by a deed of trust, with the term of affordability enforced by a recorded regulatory agreement. Approval of the projects included in this action will leverage approximately \$115 million in additional external funding sources, which is almost three times the amount of funds invested.

The loan agreements and related documents for these projects will reflect the respective tenant population set-asides and indicate that the assisted units will be affordable to households earning no more than 30% of the median income for the Los Angeles-Long Beach Metropolitan Statistical Area, adjusted for family size, as established by the U.S. Department of Housing and Urban Development. The loan agreements will require that the affordable housing units be set aside for a period of 55 years. Subject to various underwriting requirements, the developers may be required by the LACDA or other lenders to create a single asset entity to designate ownership of the project. These "designees" will be LACDA-approved single asset entities created by the developers prior to execution of the loan agreements and all related loan documents.

This letter recommends that the Acting Executive Director, in consultation with the DMH Director or designee, and upon approval by County Counsel, have the authority to amend loan agreements with the recommended developers. Amendments may be necessary in cases where project specifics change after execution of the loan agreement. The recommended authority to reduce any loan below the amounts stated in this action is requested in cases where the financing shows the maximum loan amount is not needed by the project. In this case, any reduction in a loan amount would occur during project underwriting and would take place prior to execution of any loan agreement.

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

ENVIRONMENTAL DOCUMENTATION

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

The Watts Works project was determined exempt from the requirements of CEQA by the City of Los Angeles in accordance with AB 2162 and Government Code section 65651. The LACDA's consideration of the determination satisfies the requirements of CEQA.

The Ambrosia project was determined ministerially exempt from the requirements of CEQA by the City of Los Angeles in accordance with CEQA Guidelines Section 15268. The LACDA's consideration of this determination satisfies the requirements of CEQA.

The 6604 West project was determined ministerially exempt from the requirements of CEQA by the City of Los Angeles in accordance with CEQA Statute Section 21080(b)(1), SB35, and Government Code Section 65913.4. The LACDA's consideration of this determination satisfies the requirements of CEQA.

As a responsible agency, and in accordance with the requirements of CEQA, the LACDA reviewed the IS/MND prepared by the City of Los Angeles for the Juniper Grove project and determined that this project will not have a significant adverse impact on the environment. The LACDA'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.

As a responsible agency, and in accordance with the requirements of CEQA, the LACDA reviewed the IS/MND prepared by the City of Los Angeles for the Sherman Oaks project and determined that this project will not have a significant adverse impact on the environment. The LACDA'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.

Environmental documentation for the proposed projects are included in Attachment B.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

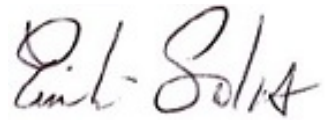
The requested actions will increase the supply of Special Needs and affordable housing units in the County of Los Angeles.

The Honorable Board of Commissioners

3/10/2020

Page 6

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Emilio Salas". The signature is fluid and cursive, with the first name "Emilio" and last name "Salas" clearly distinguishable.

Emilio Salas

Acting Executive Director

ES:LK:ML:BL

Enclosures

ATTACHMENT A
NOFA ROUND 24-A AND NO PLACE LIKE HOME NOFA 2019-1
RECOMMENDED FUNDING ALLOCATIONS (March 10, 2020)

					NPLH NOFA 2019-1	NOFA 24-A				
Sup. Dist.	Jurisdiction	Development/ Applicant	Type of Housing	Total Project Units	NPLH Funds	AHTF Funds	Measure H	MHHP Funds	Other Funding Resources	Total Development Cost
2	Los Angeles	6604 West/ A Community of Friends	Mixed Populations	64	\$7,760,000				\$19,771,544	\$27,531,544
2	Los Angeles	Ambrosia/ Skid Row Housing Trust	Mixed Populations	90	\$12,100,000				\$32,640,525	\$44,740,525
2	Los Angeles	Watt Works/ Daylight Community Development	Special Needs	25	\$2,640,000				\$6,005,828	\$8,645,828
3	Los Angeles	Sherman Oaks Senior Housing/ Mercy Housing California	Special Needs	55	\$5,720,000				\$21,323,052	\$27,043,052
5	Palmdale	Juniper Grove Apartments/ Meta Housing Corporation	Mixed Populations	101	\$5,080,000	\$2,600,000	\$3,000,000	\$3,000,000	\$35,389,988	\$49,069,988
Totals				335	\$33,300,000	\$2,600,000	\$3,000,000	\$3,000,000	\$115,130,937	\$157,030,937

ATTACHMENT B
ENVIRONMENTAL DOCUMENTATION

WATT WORKS



LOS ANGELES CITY PLANNING COMMISSION

200 North Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300

www.planning.lacity.org

LETTER OF DETERMINATION

MAILING DATE: **JAN 22 2020**

Case No. CPC-2019-5935-DB-CU-PSH-SIP

Council District: 15 – Buscaino

CEQA: N/A

Plan Area: Southeast Los Angeles

Project Site: 9500 - 9502 South Compton Avenue

Applicant: Watts Works, LP
Representatives: Sara Houghton, Dana A. Sayles, ThreeSixty

At its meeting of **January 9, 2020**, the Los Angeles City Planning Commission took the actions below in conjunction with the approval of the following project:

Construction of a four-story, 45-foot tall supportive housing project with 25 dwelling units (including 24 Very Low Income and one market-rate manager's unit) with on-site supportive services. The Project will have a total floor area of 9,824 square feet and a FAR of 2.72:1. The Project will provide one at-grade vehicular parking space, and 25 long-term and three short-term bicycle parking spaces. The Project will provide on-site supportive services pursuant to Assembly Bill ("AB") 2162 including community space and supportive service offices. The Project will demolish the existing one-story vacant residential building.

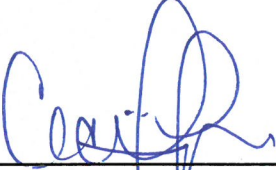
1. **Determined**, pursuant to California Government Code Section 65650 through 65654, that the Project is a Supportive Housing Project that satisfies all of the requirements and objective planning standards of Government Code Section 65651(a) and (b), and is therefore subject to the streamlined, ministerial approval process provided by Government Code Section 65653;
2. **Determined**, pursuant to Public Resources Code Section 21080.27, that the Project is a Supportive Housing Project that meets all of the requirements of PRC Section 21080.27(a)(3);
3. **Determined**, pursuant to Government Code Section 65651 and Public Resources Code Section 21080(b)(1) and 21080.27(b)(1), based on the whole of the record, that the Supportive Housing Project is Statutorily Exempt from the California Environmental Quality Act ("CEQA") as a ministerial project;
4. **Approved**, pursuant to Section 12.22 A.25(g)(3) of the Los Angeles Municipal Code (LAMC), a ministerial review of a Density Bonus Compliance Review, for a project totaling 25 dwelling units, including 24 dwelling units for Very Low Income household occupancy for a period of 55 years, with the following three On- and Off-Menu Incentives:
 - a. A 5-foot and 7½-inch southerly side yard setback in lieu of the 7 feet otherwise required;
 - b. A 0-foot northerly side yard setback in lieu of the 7 feet otherwise required; and
 - c. A 0-foot westerly front yard setback in lieu of the 15 feet otherwise required;
5. **Approved**, pursuant to LAMC Section 12.22 A.25(g)(3), a ministerial review of the following one Waiver of Development Standards:
 - a. A 40 percent decrease in open space to 1,500 square feet in lieu of the 2,500 square feet otherwise required;

6. **Approved**, pursuant to LAMC Section 12.24 U.26, a ministerial review of a Conditional Use for a 212.5 percent increase in density over the project site, for 25 dwelling units in lieu of the otherwise permitted base density of 8 dwelling units;
7. **Adopted** the attached Conditions of Approval; and
8. **Adopted** the attached Findings.

The vote proceeded as follows:

Moved: Ambroz
Second: Padilla-Campos
Ayes: Choe, Khorsand, Leung, Mack, Millman
Absent: Mitchell, Perlman

Vote: 7 – 0



Cecilia Lamas, Commission Executive Assistant
Los Angeles City Planning Commission

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

Effective Date/Appeals: The decision of the Los Angeles City Planning Commission related to the Off-Menu Incentives and Waiver of Development Standards is not appealable. The decision of the Los Angeles City Planning Commission related to the Conditional Use is appealable to the Los Angeles City Council 15 days after the mailing date of this determination letter. Any appeal not filed within the 15-day period shall not be considered by the Council. All appeals shall be filed on forms provided at the Planning Department's Development Service Centers located at: 201 North Figueroa Street, Fourth Floor, Los Angeles; 6262 Van Nuys Boulevard, Suite 251, Van Nuys; or 1828 Sawtelle Boulevard, West Los Angeles.

FINAL APPEAL DATE: FEB 12 2020

Notice: An appeal of the CEQA clearance for the Project pursuant to Public Resources Code Section 21151(c) is only available if the Determination of the non-elected decision-making body (e.g., ZA, AA, APC, CPC) **is not further appealable** and the decision is final.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachments: Conditions of Approval, Findings

c: Michelle Singh, Senior City Planner
Connie Chauv, City Planner
Jeanalee Obergfell, City Planning Associate

AMBROSIA

Donald Dean

From: Beatriz Lopez
Sent: Tuesday, January 21, 2020 3:09 PM
To: Donald Dean
Subject: FW: LACDA Ambrosia Project

Hi Don,

Please see email below regarding the NPLH Ambrosia Project. I reached out to the planner in City of LA to clarify the exemption for CEQA. Is this sufficient to get them on the next Board letter?

Thanks,
Beatriz

From: Helen Jadali <helen.jadali@lacity.org>
Sent: Tuesday, January 21, 2020 2:55 PM
To: Beatriz Lopez <Beatriz.Lopez@lacda.org>; Jenny M. Castro MBA MS <jen@skidrow.org>
Cc: Sergio Ibarra <sergio.ibarra@lacity.org>
Subject: Re: LACDA Ambrosia Project

Hi Beatriz,

The Ambrosia Project located at 800-818 W. 85th St. doesn't require a discretionary action as it complies with the underlying zoning, land use, and the South Los Angeles CPIO regulations and development standards, therefore is not subject to CEQA,

Best,

Helen

On Thu, Jan 16, 2020 at 1:47 PM Beatriz Lopez <Beatriz.Lopez@lacda.org> wrote:

Hi Helen,

Ambrosia is a No Place Like Home Project and we are working with Skid Row Housing to obtain CEQA documents for this project.

Jenny Castro, from Skid Row shared an email from you that said:

The project complies with the South Los Angeles Community Plan Implementation Overlay (CPIO) as designed per the attached plans and will be an administrative clearance. The project will not require an environmental review pursuant to the California Environmental Quality Act (CEQA).

Can you please elaborate on this? Our environmental team is trying to make a final determination regarding CEQA clearance.

Thanks,

Beatriz

Beatriz Lopez, Analyst

Housing Investment and Finance Division

Los Angeles County Development Authority (LACDA)

700 W. Main St., Alhambra, CA 91801

Phone: (626) 586-1931

Email: Beatriz.Lopez@lacda.org

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--



Helen Jadali
Planning Assistant
Los Angeles City Planning

200 N. Spring St., Room 721
Los Angeles, CA 90012
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T: (213) 978-1339

6604 WEST



LOS ANGELES CITY PLANNING COMMISSION

200 North Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300
www.planning.lacity.org

LETTER OF DETERMINATION

MAILING DATE: **FEB 04 2020**

Case No. CPC-2019-6664-DB-CU-SIP

Council District: 8 – Harris Dawson

CEQA: N/A

Plan Area: West Adams – Baldwin Hills – Leimert

Project Site: 6576 – 6604 South West Boulevard

Applicant: 6604 West PSH, LP
Representative: Josh Kreger, Craig Lawson & Co., LLC

At its meeting of **January 9, 2020**, the Los Angeles City Planning Commission took the actions below in conjunction with the approval of the following project:

Construction of a four-story, 43-foot and 1½-inch tall affordable housing project with 64 dwelling units (including 15 Very Low Income, 48 Low Income, and one market-rate manager's unit) with on-site supportive services. The Project will have a total floor area of 55,179 square feet and FAR of 2.7:1. No parking spaces are proposed. The Project will provide 51 long-term and five short-term bicycle parking spaces. The existing two one-story buildings and accessory structures will be demolished.

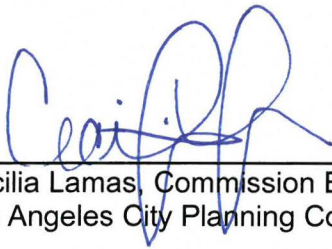
1. **Determined**, pursuant to California Government Code Section 65913.4, that the Project is a Streamlined Infill Project that satisfies all of the objective planning standards of Government Code Section 65913.4(a) and is therefore subject to the streamlined, ministerial approval process provided by Government Code Section 65913.4(b) and (c);
2. **Determined**, pursuant to Government Code Section 65913.4 and Public Resources Code Section 21080(b)(1), based on the whole of the record, that the Streamlined Infill Project is Statutorily Exempt from the California Environmental Quality Act (CEQA) as a ministerial project;
3. **Approved**, pursuant to Los Angeles Municipal Code (LAMC) Section 12.22 A.25(g)(3), a ministerial review of a Density Bonus Compliance Review, for a project totaling 64 dwelling units, including 15 dwelling units for Very Low Income household occupancy and 48 dwelling units for Low Income household occupancy for a period of 55 years, with the following three Off-Menu Incentives:
 - a. An 80 percent increase in Floor Area Ratio (FAR) to 2.7:1 in lieu of the otherwise permitted 1.5:1 FAR by the C2-1VL-CPIO Zone and West Adams – Baldwin Hills – Leimert Community Plan Implementation Overlay (CPIO) Section II-2.B.2;
 - b. To waive transitional height requirements of the CPIO Section II-2.A.2; and
 - c. A 40 percent reduction in required open space to 4,185 square feet of open space in lieu of 6,975 square feet otherwise required by LAMC Section 12.21 G.
4. **Approved**, pursuant to LAMC Section 12.22 A.25(g)(3), a ministerial review of the following three Waivers of Development Standards:
 - a. A 5-foot northerly side yard setback in lieu of the minimum 7 feet otherwise required for a 4-story building in the C2-1VL-CPIO Zone;

- b. A 5-foot southerly side yard setback in lieu of the minimum 7 feet otherwise required for a 4-story building in the C2-1VL-CPIO Zone; and
- c. A 5-foot rear yard setback in lieu of the minimum 16 feet otherwise required for a 4-story building in the C2-1VL-CPIO Zone;
- 5. **Approved**, pursuant to LAMC Section 12.24 U.26, a ministerial review of a Conditional Use for a 142.5 percent increase in density over the project site, for 64 dwelling units in lieu of the otherwise permitted base density of 26 dwelling units;
- 6. **Adopted** the attached Modified Conditions of Approval; and
- 7. **Adopted** the attached Findings.

The vote proceeded as follows:

Moved: Millman
Second: Khorsand
Ayes: Ambroz, Choe, Leung, Mack, Padilla-Campos
Absent: Mitchell, Perlman

Vote: 7 – 0



Cecilia Lamas, Commission Executive Assistant
Los Angeles City Planning Commission

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

Effective Date/Appeals: The decision of the Los Angeles City Planning Commission related to the Off-Menu Incentives and Waiver of Development Standards is not appealable. The City Planning Commission's decision related to the Conditional Use is appealable to the Los Angeles City Council. However, the project entitlements are being applied for under the timelines and procedures of Senate Bill 35 (Government Code Section 65913.4), which requires the City to complete design review or public oversight, including final approval, for a project of this size within 90 calendar days of submittal of the application. The applicant submitted a complete application for the development on November 7, 2019. Consequently, all design review or public oversight, including final approval, shall be completed within 90 days from November 7, 2019, or by February 5, 2020, and shall not in any way inhibit, chill or preclude the ministerial approval provided by Government Code Section 65913.4.

Notice: If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachments: Modified Conditions of Approval, Findings

c: Michelle Singh, Senior City Planner
Connie Chauv, City Planner

JUNIPER GROVE APARTMENTS

EXHIBIT IV

INITIAL STUDY

LEAD AGENCY: City of Palmdale Planning Division
38250 Sierra Highway
Palmdale, CA 93550

CONTACT PERSON: Perry Banner, Contract Planner
(661) 267-5200

PROJECT NO: SPR 19-004 and DBA 19-001

NAME AND ADDRESS
OF APPLICANT: Scott Nakaatari
Meta Housing Corporation
11150 Olympic Blvd., Suite 620
Los Angeles, CA 90064

LOCATION OF PROJECT: The southeast corner of the intersection of Division
Street and Avenue R

APN: 3010-030-023

GENERAL PLAN
LAND USE DESIGNATION: MFR (Multi-family Residential, 10.1 - 16 du/ac)

ZONING: R-3 (Multiple Residential)

November 2019

MITIGATED NEGATIVE DECLARATION/ INITIAL STUDY CHECKLIST

Table of Contents

1.	Project Assessment	5
2.	Executive Summary	13
3.	Environmental Checklist	15
	I. Aesthetics.....	15
	II. Agriculture and Forestry Resources.....	17
	III. Air Quality.....	19
	IV. Biological Resources	26
	V. Cultural Resources	31
	VI. Energy	35
	VII. Geology and Soils.....	39
	VIII. Greenhouse Gas Emissions	44
	IX. Hazards and Hazardous Materials	48
	X. Hydrology and Water Quality	52
	XI. Land Use and Planning	57
	XII. Mineral Resources	65
	XIII. Noise.....	66
	XIV. Population and Housing	69
	XV. Public Services.....	70
	XVI. Recreation	73
	XVII. Transportation/Traffic	74
	XVIII. Tribal Cultural Resources.....	79
	XIX. Utilities and Service Systems	82
	XX. Wildfire	86
	XXI. Mandatory Findings of Significance	87
4.	Preparers and Persons Consulted	90

List of Figures

Figure 1: Project Location Map.....	6
Figure 2: Zoning and General Plan Land Use Designation Map	7
Figure 3: Aerial Photograph of the Project Site	9
Figure 4: Photographs of the Project Site, Views 1-6	10
Figure 5: Photographs of Surrounding Land Uses, Views 7-12	11
Figure 6: Air Quality Sensitive Receptor Map.....	24
Figure 7: Plot Plan	59
Figure 8: First Floor Plan	60
Figure 9: Second Floor Plan.....	61
Figure 10: Third Floor Plan.....	62
Figure 11: Roof Floor Plan	63
Figure 12: East and South Elevations	64

List of Tables

Table 1: Estimated Peak Daily Construction Emissions.....	22
Table 2: Proposed Project Estimated Daily Operational Emissions	25
Table 3: Proposed Project Construction-Related Greenhouse Gas Emissions	46
Table 4: Proposed Project Operational Greenhouse Gas Emissions.....	47
Table 5: Project Trip Generation Estimates.....	76

APPENDICES

APPENDIX A: AIR QUALITY MODELING WORKSHEETS

APPENDIX B: BIOLOGICAL ASSESSMENT

TERACOR Resource Management, Inc., General Biological Assessment for a 4.75-Acre Property in the City of Palmdale, California, dated January 14, 2019.

APPENDIX C: GEOTECHNICAL INVESTIGATION

Bruin Geotechnical Services, Inc., Geotechnical Investigation Report, Proposed Multi-Family Apartment Complex, Southeast Corner of Avenue R and Division Street, Palmdale, California, December 10, 2018.

APPENDIX D: GREENHOUSE GAS EMISSIONS CALCULATIONS WORKSHEETS

APPENDIX E: NOISE STUDY

Christopher Jean & Associates, Inc., Acoustical Analysis, Juniper Grove Apartments, City of Palmdale, November 15, 2018.

APPENDIX F: TRANSPORTATION STUDY

Crain & Associates, Juniper Grove Project Trip Generation Analysis & Transportation Impact Assessment, Avenue R & Division Street, City of Palmdale, February 5, 2019.

APPENDIX G: HYDROLOGY/LID REPORT

DK Engineer, Corporation, Hydrology/LID Report for Juniper Grove, Division St. & Avenue R, Palmdale, CA 93550, March 2019.

APPENDIX H: CULTURAL RESOURCES RECORDS SEARCH

South Central Coastal Information Center, Records Search Results for the Juniper Grove Project, May 2, 2019.

APPENDIX I: CULTURAL RESOURCES INVESTIGATION REPORT

Paleo Solutions Inc., Cultural Resources Investigation Report, Juniper Grove Development Project, City of Palmdale, Los Angeles County, California, October 29, 2019.

INITIAL STUDY

Section 1. Project Assessment

A. Project Description: Meta Housing (the "Applicant") proposes the construction, use, and maintenance of a three-story multi-family residential building ("Proposed Project"). The Proposed Project would consist of 101 dwelling units reserved for Low Income Households, exclusive of one market rate manager's unit. The Applicant would reserve ten percent of the total density (11 units) for Mobility Impaired residents, and four percent of the total density (5 units) for Visual/Hearing Impaired residents. The Proposed Project's total floor area would consist of 142,014 square feet. The Proposed Project would provide 153 vehicular parking spaces on the ground floor, which meets the minimum applicable parking requirements. Vehicular access to the Project Site would be provided via one full-access driveway along Avenue R and one full-access driveway along Division Street.

The Applicant is requesting the following discretionary approval: (1) A Density Bonus Agreement approval for a development Project that results in a 35% increase in density for a 100% affordable housing Project, exclusive of one market rate manager's unit. The Applicant is also requesting the following three incentives: Common Area Reduction, Travel Distance to Parking Reduction, and Private Patio Size Reduction.

B. Description of the Project Site: The Project Site totals approximately 4.75 acres in area and is located adjacent to Avenue R to the north, Division Street to the west, existing multi-family residential developments to the east, and existing single-family residential developments to the south (see Figure 1, Project Location Map).

As shown in Figure 2, Zoning and General Plan Land Use Designations, the Project Site is zoned R-3 with a General Plan land use designation of Multi-family Residential.

The Project area is relatively flat, sloping slightly to the northeast at an approximate one to two percent gradient. The Project Site is vacant and not previously developed. Curb and gutter improvements exist along Avenue R and Division Street across the Project frontages. An aerial photograph and photographs of the Project Site and surrounding properties are shown in Figures 3 through 5, respectively.

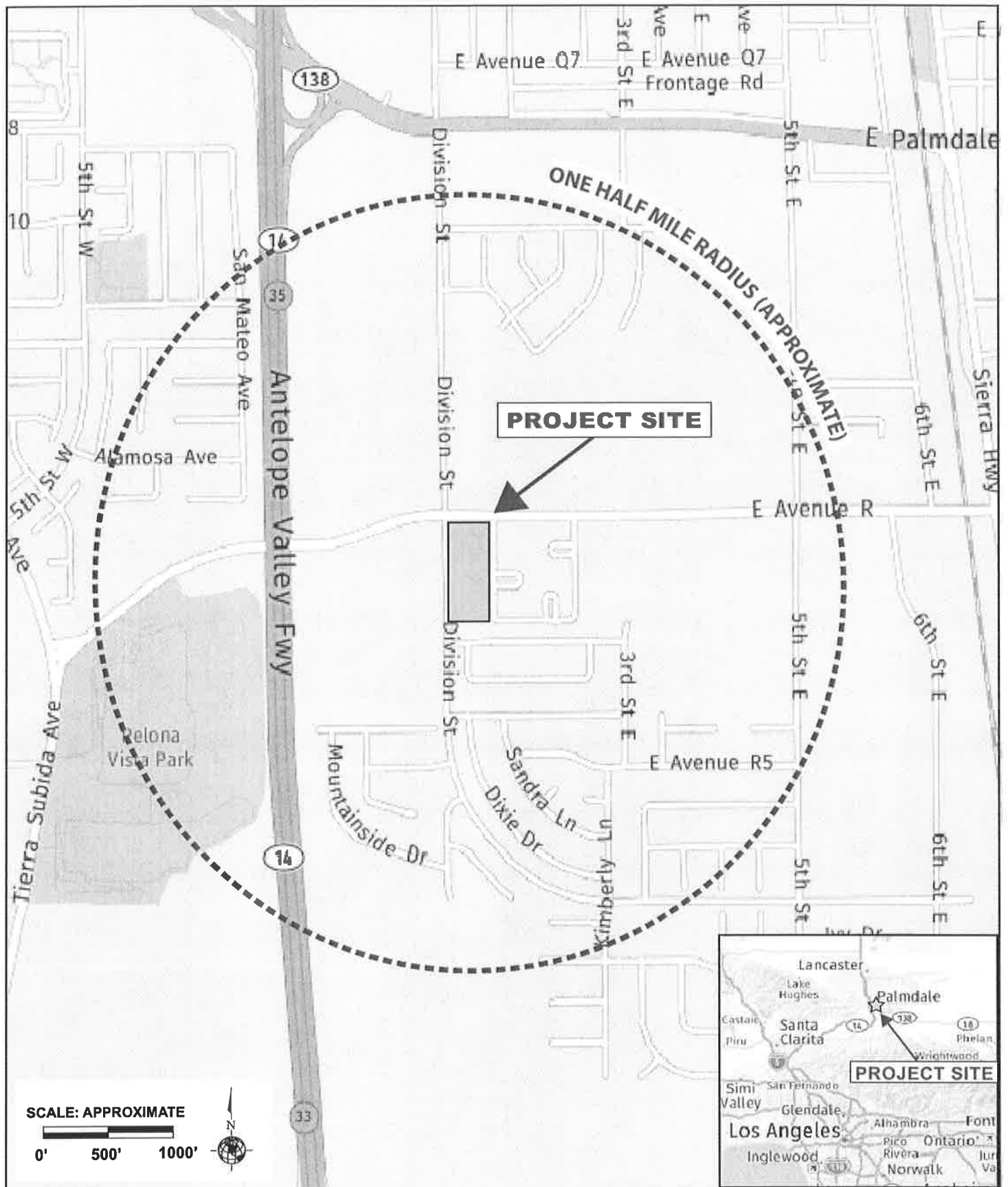
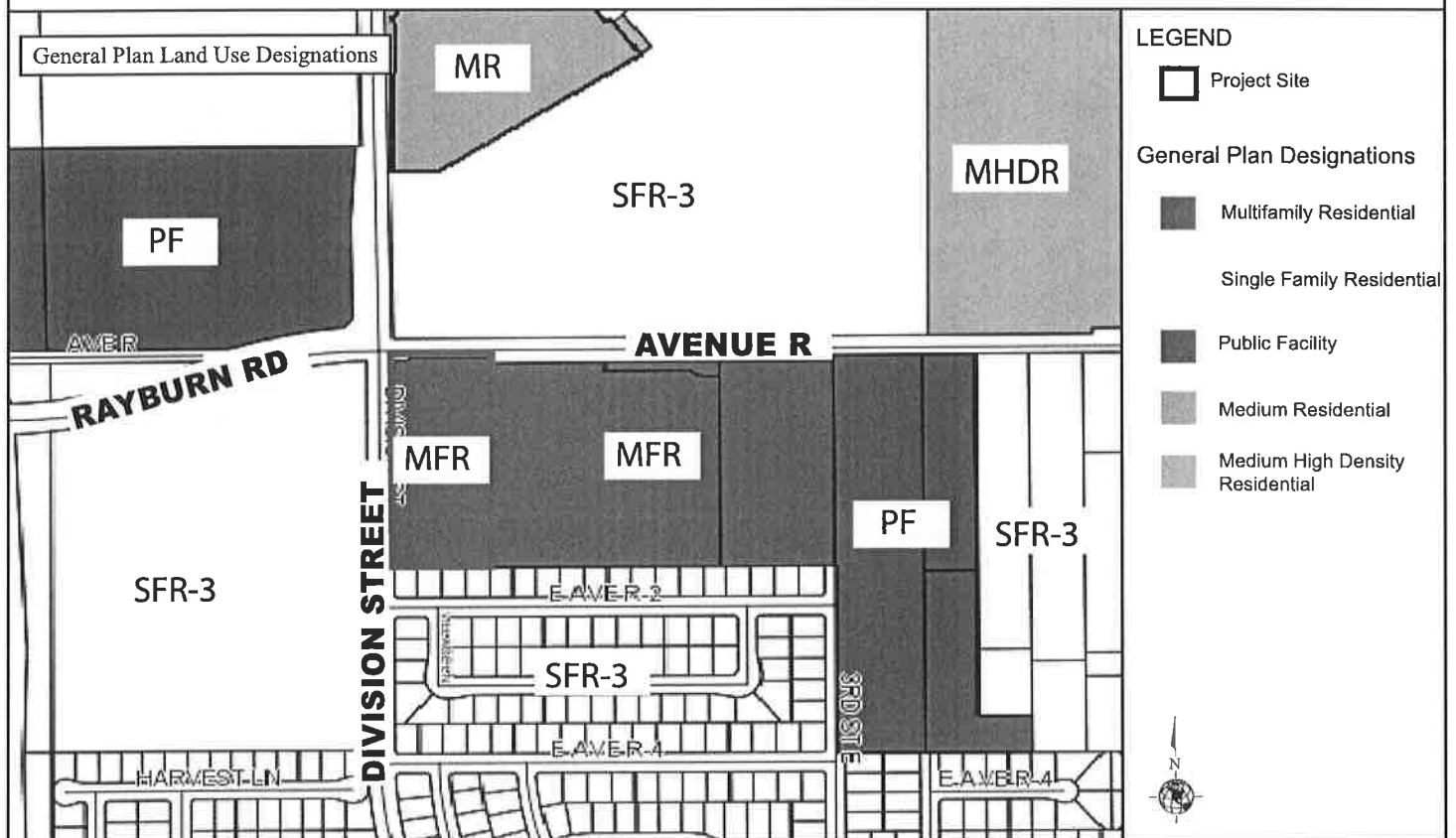
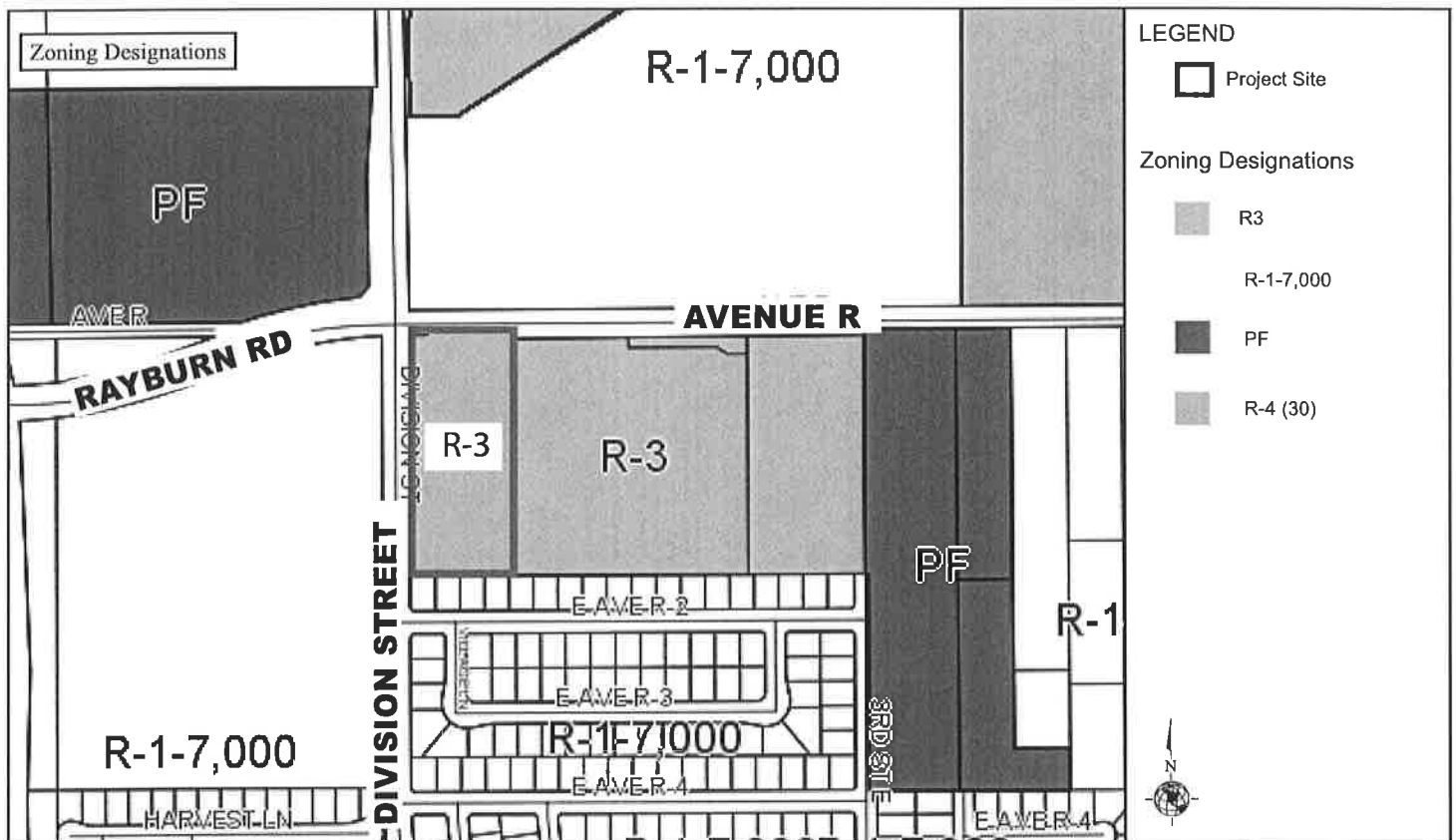


Figure 1
Project Location Map



Source: GIS, City of Palmdale, Department of City Planning, 2019.

C. Surrounding Land Uses:

North: Vacant land across Avenue R
East: Existing multi-family housing
South: Existing single-family housing
West: Vacant land across Division Street



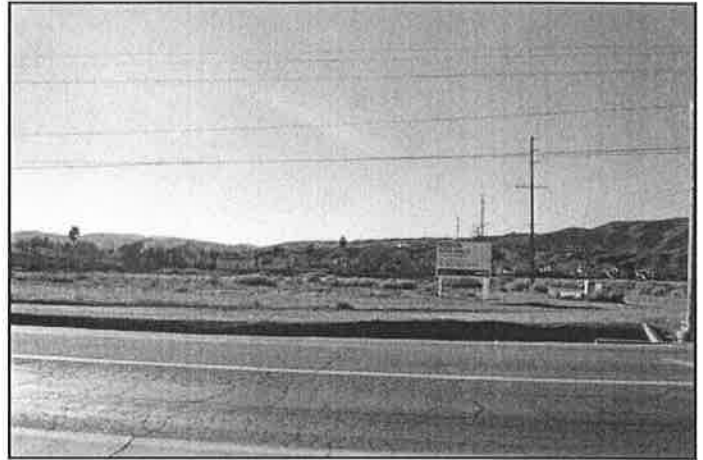
Source: Google Earth, Aerial View, 2019.



Figure 3
Aerial Photograph of the Project Site and Surrounding Land Uses



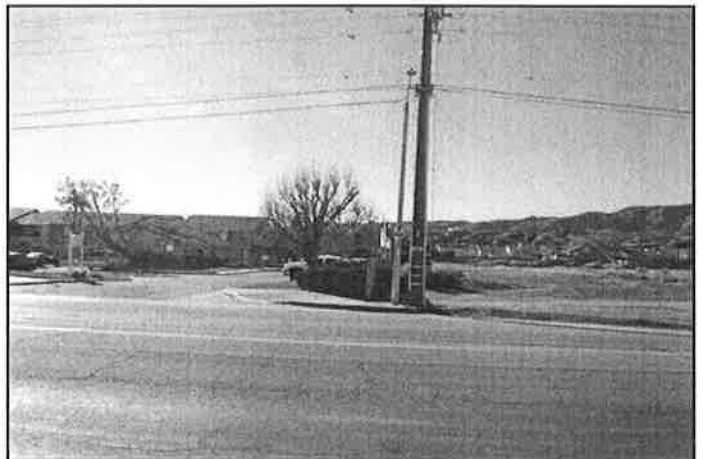
View 1: From the west side of Division Street, looking northeast at the Project Site.



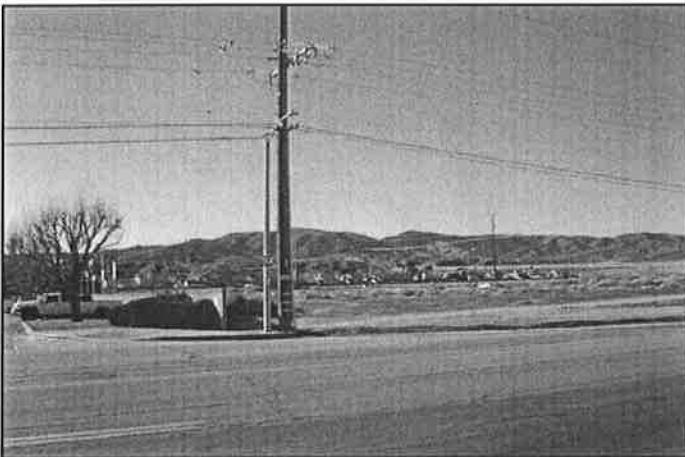
View 2: From the north side of Avenue R, looking south at the Project Site.



View 3: From the northwest corner of the intersection of Avenue R and Division Street, looking southeast at the Project Site.



View 4: From the north side of Avenue R looking south at the eastern boundary of the Project Site.



View 5: From the north side of Avenue R looking southwest at the Project Site.

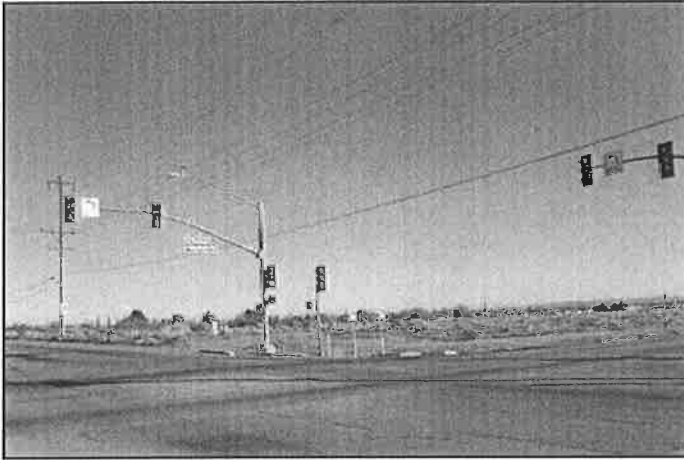


View 6: From the west side of Division Street, looking east at the southern boundary of the Project Site.

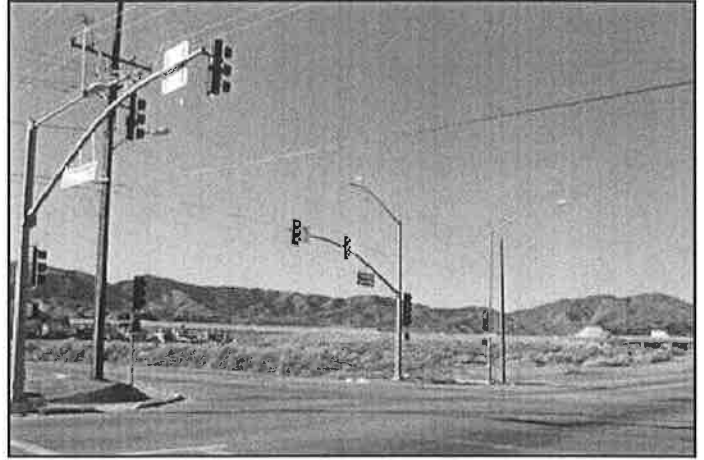
Source: Parker Environmental Consultants, January 23, 2019.



Figure 4
Photographs of the Project Site
Views 1-6



View 7: From the southwest corner of the intersection of Avenue R and Division Street, looking northeast at the vacant lot north of the Project Site.



View 8: From the northeast corner of the intersection of Avenue R and Division Street, looking southwest at the vacant lot west of the Project Site.



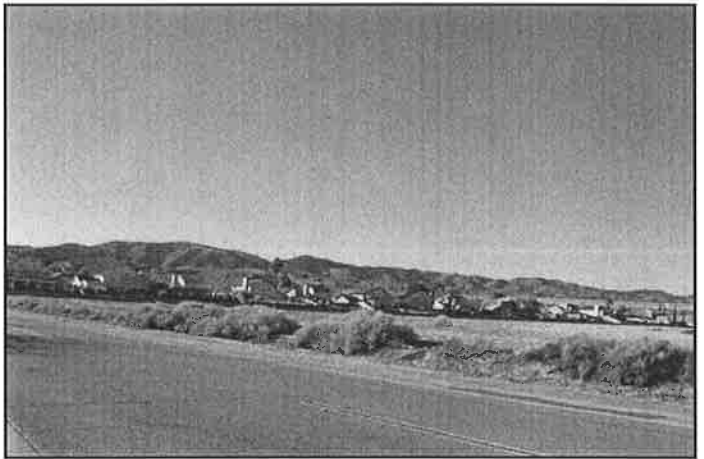
View 9: From the south side of Avenue R, looking northwest at the school northwest of the Project Site.



View 10: From the north side of Avenue R, looking southeast at the residential buildings adjacent to the Project Site.



View 11: From the west side of Division Street, looking southeast at the residential buildings south of the Project Site.



View 12: From the east side of Division Street, looking southwest at the vacant lot and residential properties southwest of the Project Site.

Source: Parker Environmental Consultants, January 23, 2019.



Figure 5
Photographs of Surrounding Land Uses
Views 7-12

D. Have any of the following studies been submitted?

<input type="checkbox"/> Geology Report	<input type="checkbox"/> Native Vegetation Preservation Plan	<input type="checkbox"/> Line of Sight Exhibits
<input checked="" type="checkbox"/> Geotechnical Report	<input type="checkbox"/> Solid Waste Generation Report	<input type="checkbox"/> Visual Analysis
<input checked="" type="checkbox"/> Hydrology Report	<input type="checkbox"/> Public Services/ Infrastructure Report	<input type="checkbox"/> Slope Map
<input checked="" type="checkbox"/> Traffic Study	<input type="checkbox"/> Historical Report	<input type="checkbox"/> Fiscal Impact Analysis
<input checked="" type="checkbox"/> Noise Study	<input checked="" type="checkbox"/> Archaeological Report	<input checked="" type="checkbox"/> Air Quality Report
<input checked="" type="checkbox"/> Biological Study	<input type="checkbox"/> Paleontological Study	<input type="checkbox"/> Hazardous Materials/Waste

INITIAL STUDY

Section 2. Executive Summary

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"/> Greenhouse Gas Emissions	<input type="checkbox"/> Public Services
<input type="checkbox"/> Agriculture and Forestry Resources	<input checked="" type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Recreation
<input type="checkbox"/> Air Quality	<input type="checkbox"/> Hydrology / Water Quality	<input type="checkbox"/> Transportation/Traffic
<input checked="" type="checkbox"/> Biological Resources	<input type="checkbox"/> Land Use / Planning	<input checked="" type="checkbox"/> Tribal Cultural Resources
<input checked="" type="checkbox"/> Cultural Resources	<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Utilities / Service Systems
<input type="checkbox"/> Energy	<input checked="" type="checkbox"/> Noise	<input type="checkbox"/> Wildfire
<input type="checkbox"/> Geology / Soils	<input type="checkbox"/> Population / Housing	<input type="checkbox"/> Mandatory Findings of Significance

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.

Rob Bruce
PRINTED NAME

SIGNATURE

Planning Manager
TITLE

DATE

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to Projects like the one involved (e.g., the Project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on Project-specific factors as well as general standards (e.g., the Project will not expose sensitive receptors to pollutants, based on a Project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as Project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of a mitigation measure has reduced an effect from "Potentially Significant Impact" to "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analysis," as described in (5) below, may be 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.

INITIAL STUDY

Section 3. Environmental Checklist and Impact Analysis

This section of the Initial Study contains an assessment and discussion of impacts associated with the environmental issues and subject areas identified in the Initial Study Checklist (Appendix G to the State CEQA Guidelines, (C.C.R. Title 14, Chapter 3, 15000-15387), as amended on January 1, 2018.

I. Aesthetics

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Except as provided in Public Resources Code Section 21099 would the Project:				
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the Project is in an urbanized area, would the Project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Have a substantial adverse effect on a scenic vista?

Less Than Significant Impact. Exhibit ER-1 (Antelope Valley Scenic Highway) of the Environmental Resources Element of the City's General Plan identifies the following Scenic Routes: Barrel Springs Road, Tierra Subida Avenue, Sierra Highway south of Avenue S, Elizabeth

Lake Road, Pearblossom Highway, Bouquet Canyon Road, Godde Hill Road, and the Antelope Valley Freeway south of Rayburn Road. The closest scenic route to the Project Site is the Antelope Valley Freeway south of Rayburn Road, which is located approximately 0.2 miles west of the Project Site. The Proposed Project will not obstruct any views along this portion of the Antelope Valley Freeway and therefore, there will be a less than significant impact 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 state scenic highway?

Less Than Significant Impact. The Project Site is located on the floor of the Antelope Valley. Starting approximately three miles to the south of the Site, the topography transitions between the valley floor and the ridgelines of the San Gabriel Mountains, which form a scenic backdrop for the City as recognized in the General Plan. From the valley floor, the longrange view of the ridgelines of the San Gabriel Mountains will be unaffected by future development within the boundaries of the Project Site. The Project Site does not include any rock outcroppings or historic buildings within a state scenic highway. Therefore, there will be a less than significant impact to scenic resources.

c) In non-urbanized areas, substantially degrade the existing visual character or quality of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the Project is in an urbanized area, would the Project conflict with applicable zoning and other regulations governing scenic quality?

Less Than Significant Impact. The Project Site is located adjacent to and immediately north of existing single-family residential development and west of existing multi-family residential development. The Palmdale Learning Plaza is also located northwest of the Project Site. The existing visual character of the Project area has been shaped by significant urban development to the east, south, and northwest of the Project Site. The Proposed multi-family residential development will complement the existing multi-family residential development to the east of the Project Site. Furthermore, the Proposed Project will be required to comply with the Community Design Element of the General Plan with respect to building design. The Proposed Project has been designed to integrate with the existing buildings located within the vicinity of the Project Site providing a compatible and attractive design. Therefore, development of this Project does not represent a significant impact to 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 daytime or nighttime views in the area?

Less Than Significant Impact. The Project Site consists of undeveloped vacant land. The adjacent properties to the west and north are vacant urban lots. The developed land to the east and south currently contain a variety of both on-site and off-site lighting. Development of the Project would involve lighting for areas that may be utilized during the night, including the interior

of buildings, parking areas, and security lighting. However, due to the urbanized nature of the area, future development would not significantly change the existing lighting environment visible from other areas within the vicinity of the Project Site.

The introduction of new light sources will result from development of this Project. The applicant will be required to submit photometric lighting plans demonstrating that illumination will not extend beyond the property lines. The Project is required to comply with the lighting requirements provided in Palmdale Municipal Code (PMC) Section 17.86.030 for fixture height and design standards. Exterior lighting standards and fixtures must be located and designed to minimize direct glare beyond the site boundaries. Lighting fixtures shall have cutoff fixtures to contain light spread within the site boundaries. Compliance with the PMC will reduce the impacts from lighting to a less than significant level.

II. Agriculture and Forestry Resources

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the Project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact. The Project Site is zoned for Multiple Residential use and is surrounded by multifamily residential developments to the east and single-family residential developments to the south. The Palmdale Learning Plaza is located to the northwest, and vacant lots are located to the north and west. According to Exhibit ER-1A Farmland Map Categories of the City of Palmdale General Plan, the Project Site is not located within a Sensitive Agricultural Area. Therefore, the Project will not convert Prime Farmland, Unique Farmland, or Farmland of Stateside Importance and the Project will have no impact.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. The Project Site is zoned R-3 with a General Plan land use designation of Multi-family Residential. The Project Site is not zoned for agricultural production, and there is no farmland at the Project Site. In addition, no Williamson Act Contracts are in effect for the Project Site. Therefore, no impact would occur.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

No Impact. The Project Site is zoned R-3 and has a land use designation of Multi-family Residential. The Project Site is not zoned as forest land or timberland, and there is no timberland production at the Project Site. Therefore, no impact would occur.

d) Result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. No forested lands exist on or in the vicinity of the Project Site. The Proposed Project will not result in the loss of forest land or conversion of forest land to non-forest use. Therefore, no impact would occur.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

No Impact. Neither the Project Site, nor nearby properties, are currently utilized for agricultural or forestry uses. As discussed above, the Project Site is not classified in any "Farmland" category designated by the State of California. The Proposed Project will not result in the loss of forest land or conversion of forest land to non- forest use. Therefore, no impact would occur.

III. Air Quality

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the Project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Conflict with or obstruct implementation of the applicable air quality plan?

Less Than Significant Impact. The City of Palmdale is located within the Mojave Desert Air Basin (MDAB), which includes the desert portions of Los Angeles and San Bernardino Counties, the eastern desert portion of Kern County, and the northeastern desert portion of Riverside County. The air quality of the MDAB is managed by the Antelope Valley Air Quality Management District (AVAQMD).

The AVAQMD set forth a comprehensive program that would lead the area into compliance with all Federal and State air quality standards through its adoption of the *2004 Ozone Attainment Plan* (April 20, 2004) and the *Federal 8-Hour Ozone Attainment Plan (Western Mojave Desert Non-attainment Area)* (May 20, 2008). The documents demonstrate that the AVAQMD would meet the primary Federal and State ozone planning milestones, attainment of the ozone National Ambient Air Quality Standards (NAAQS) and the California Ambient Air Quality Standards (CAAQS).

According to AVAQMD, *California Environmental Quality Act and Federal Conformity Guidelines*, a Project is non-conforming if it conflicts with or delays implementation of any applicable attainment or maintenance plan. A Project is conforming if it complies with all applicable AVAQMD rules and regulations, complies with all Proposed control measures that are not adopted from applicable plans, and is consistent with the growth forecasts in the applicable plan(s). Conformity with growth forecasts can be established by demonstrating that the Project is consistent with the land use plan that was used to generate the growth forecast (i.e., City of Palmdale General Plan).

As demonstrated below, estimated emissions of criteria pollutants for each year of construction and total operational emissions for the Project would be well below the applicable AVAQMD Significant Emissions Thresholds, and therefore, would not have a significant air quality impact on the environment or conflict with the goals of the AQMP. As the Project would be compliant with the applicable AQMP, the Project would not result in a long-term impact on the region's ability to meet State or federal air quality standards. Based upon this information, the Project would not conflict or obstruct the implementation of an air quality plan and will have a less than significant impact.

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the air basin is non-attainment under an applicable federal or state ambient air quality standard?

Less Than Significant Impact. A significant impact may occur if a Project adds a considerable cumulative contribution to federal or State non-attainment pollutants

The Project Site is located within the Los Angeles County portion of the Mojave Desert Air Basin (MDAB), which is under the jurisdiction of the Antelope Valley Air Quality Management District (AVAQMD). As discussed below, the Proposed Project would not generate construction or operational emissions that exceed the AVAQMD's recommended regional thresholds of significance. Therefore, the Proposed Project would have less than significant impacts to air quality.

Construction Emissions

For purposes of analyzing impacts associated with air quality, this analysis assumes a construction schedule of approximately 24 months, with a final buildout year in 2021. This construction schedule is conservative and yields the maximum daily impacts. Construction activities associated with the Proposed Project would be undertaken in four main steps: (1) Site

preparation; (2) building construction; (3) paving; and (4) architectural coating/finishing. The building construction phase includes the construction of the Proposed building, connection of utilities to the building, and landscaping the Project Site. Construction activities would temporarily create emissions of dusts, fumes, equipment exhaust, and other air contaminants. Construction activities involving foundation preparation would primarily generate PM_{2.5} and PM₁₀ emissions. Mobile sources (such as diesel-fueled equipment on site and traveling to and from the Project Site) would primarily generate NO_x emissions. The application of architectural coatings would primarily result in the release of Reactive Organic Gases (ROG) emissions. The amount of emissions generated on a daily basis would vary, depending on the amount and types of construction activities occurring at the same time.

The Proposed Project's construction emissions were quantified utilizing the California Emissions Estimator Model (CalEEMod *Version 2016.3.2*) as recommended by the AVAQMD. Table 1, Estimated Peak Daily Construction Emissions, identifies daily emissions that are estimated to occur on peak construction days for each phase of the Proposed Project construction. These calculations assume that appropriate dust control measures would be implemented as part of the Proposed Project during each phase of development.

As shown in Table 1, construction-related daily emissions associated with the Proposed Project would be below the peak daily regional AVAQMD significance thresholds for criteria pollutants during the construction phases. Therefore, construction impacts are considered to be less than significant.

Table 1
Estimated Peak Daily Construction Emissions

Emission Source	Emissions in Pounds per Day					
	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Site Preparation						
On-Site Fugitive Dust	--	--	--	--	2.63	1.33
On-Site Off-Road Diesel Equipment	1.70	19.33	7.83	0.02	0.88	0.81
Off-Site Hauling/Vendor/Worker	0.55	16.17	3.93	0.05	1.12	0.34
Total Emissions	2.25	35.50	11.76	0.07	4.63	2.43
AVAQMD Thresholds	137	137	548	137	82	64
Significant Impact?	No	No	No	No	No	No
Building Construction						
On-Site Off-Road Diesel Equipment	2.17	19.48	16.23	0.03	1.12	1.09
Off-Site Hauling/Vendor/Worker	0.40	1.66	3.15	<0.01	0.69	0.19
Total Emissions	2.57	21.14	19.38	0.04	1.81	1.28
AVAQMD Thresholds	137	137	548	137	82	64
Significant Impact?	No	No	No	No	No	No
Paving						
On-Site Off-Road Diesel Equipment	0.86	8.93	9.46	0.01	0.48	0.44
Off-Site Hauling/Vendor/Worker	0.04	0.03	0.32	<0.01	0.08	0.02
Total Emissions	0.90	8.96	9.78	0.02	0.56	0.46
AVAQMD Thresholds	137	137	548	137	82	64
Significant Impact?	No	No	No	No	No	No
Architectural Coating						
On-Site Architectural Coating	67.32	--	--	--	0.00	0.00
On-Site Off-Road Diesel Equipment	0.57	4.69	5.09	<0.01	0.30	0.29
Off-Site Hauling/Vendor/Worker	0.06	0.04	0.48	<0.01	0.12	0.03
Total Emissions	67.95	4.73	5.57	0.02	0.42	0.32
AVAQMD Thresholds	137	137	548	137	82	64
Significant Impact?	No	No	No	No	No	No
Calculation sheets are provided in Appendix A to this IS/MND. Parker Environmental Consultants, 2019.						

During construction grading on windy days significant fugitive dust emissions could be generated contributing to particulate matter that degrades air quality. Site watering and suspension of grading operations can significantly reduce particulates during periods of high winds that are standard requirements of grading permit issuance. Additionally, construction will be required to comply with all current and future applicable regulations of the California Air Resources Board and the Antelope Valley Air Quality Management District.

Therefore, with the implementation of standard conditions of approval with regards to Project Site construction, any potential air quality impacts would be reduced to a level of less than significant.

c) Expose sensitive receptors to substantial pollutant concentrations?

Less Than Significant Impact. A significant impact may occur if a Project were to generate pollutant concentrations to a degree that would significantly affect sensitive receptors. Sensitive receptors are populations that are more susceptible to the effects of air pollution than are the population at large. The following sensitive receptors have been identified within 500 feet of the Project Site, and are depicted in Figure 6, Air Quality Sensitive Receptors:

- Multi-family residential buildings east of the Project Site
- Multi-family residential buildings south of the Project Site
- The Palmdale Learning Plaza

The AVAQMD is currently in non-attainment for Eight-Hour Ozone (Federal 84 ppb), Eight-Hour Ozone (Federal new standards, 75 ppb), Ozone (State) and PM₁₀ (State). The table provided below provides significant emissions thresholds for criteria pollutants, as provided within the AVAQMD California Environmental Quality Act and Federal Conformity Guidelines (August 2011) and estimated air quality emissions of the Proposed Project.

Proposed Project Emissions

The Proposed Project would result in the development of three, three-story multi-family residential buildings totaling 142,014 square feet. Operational emissions generated by both stationary and mobile sources would result from normal day-to-day activities of the Proposed Project. Area source emissions would be generated by the consumption of natural gas and landscape maintenance. Mobile emissions would be generated by the motor vehicles traveling to and from the Project Site.

The analysis of daily operational emissions associated with the Proposed Project has been prepared utilizing CalEEMod (*Version 2016.3.2*). The results of these calculations are presented in Table 2, Estimated Daily Operational Emissions. As shown, the operational emissions generated by the Proposed Project would not exceed the daily regional thresholds of significance set by the AVAQMD. Therefore, impacts associated with regional operational emissions from the Proposed Project would be less than significant.



Source: Google Earth, Aerial View, 2018.



Figure 6
Air Quality Sensitive Receptors

Table 2
Proposed Project Estimated Daily Operational Emissions

Emissions Source	Emissions in Pounds per Day					
	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Summertime (Smog Season) Emissions						
Area Sources	4.51	0.10	8.37	<0.01	0.05	0.05
Energy Sources	0.04	0.34	0.15	<0.01	0.03	0.03
Mobile Sources	1.36	5.58	15.22	0.05	3.36	0.92
Stationary Sources	0.82	3.67	2.09	<0.01	0.12	0.12
Total Project Emissions	6.73	9.68	25.82	0.08	3.55	1.12
AVAQMD Thresholds	137	137	548	137	82	64
Potentially Significant Impact?	No	No	No	No	No	No
Wintertime (Non-Smog Season) Emissions						
Area Sources	4.51	0.10	8.37	<0.01	0.05	0.05
Energy Sources	0.04	0.34	0.15	<0.01	0.03	0.03
Mobile Sources	1.12	5.62	13.00	0.04	3.34	0.92
Stationary Sources	0.82	3.67	2.09	<0.01	0.12	0.12
Total Project Emissions	6.49	9.73	23.61	0.07	3.55	1.12
AVAQMD Thresholds	137	137	548	137	82	64
Potentially Significant Impact?	No	No	No	No	No	No
<i>Note: Calculation worksheets are provided in Appendix A to this IS/MND. Parker Environmental Consultants, 2019.</i>						

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less Than Significant Impact. A significant impact may occur if objectionable odors occur which would adversely impact the three sensitive receptors identified in Section III (c), and depicted in Figure 6. Odors are typically associated with industrial Projects involving the use of chemicals, solvents, petroleum products, and other strong-smelling elements used in manufacturing processes, as well as sewage treatment facilities and landfills. As the Proposed Project involves no elements related to these types of activities, no odors from these types of uses are anticipated. Garbage collection areas for the Proposed Project would have the potential to generate foul odors if the areas are located in close proximity to habitable areas. The trash/recycling center will be located indoors, within the Proposed Project's building. Good housekeeping practices would be sufficient to prevent nuisance odors. In addition, AVAQMD Rule 402 (Nuisance) and AVAQMD Best Available Control Technology Guidelines would limit potential objectionable odor impacts during the Proposed Project's long-term operations phase. Therefore, potential operational odor impacts would be less than significant.

IV. Biological Resources

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the Project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Mitigation Measures:

BIO-1: If Project grading/construction activities are scheduled to occur during the nesting season for breeding birds (typically January 15th through September 30th), the following measures shall be implemented:

1. Within seven days prior to commencement of grading/construction activities, a qualified biologist shall perform a pre-construction survey of all proposed work limits and within 500 feet of the proposed work limits.
2. If active avian nest(s) of non-special-status species are discovered within or 500 feet from the work limits, a buffer shall be delineated around the active nest(s) measuring 300 feet for passerines and 500 feet for raptors. A qualified biologist shall monitor the nest(s) weekly after commencement of grading/construction to ensure that nesting behavior is not adversely affected by such activities.
3. If the qualified biologist determines that nesting behavior of non-special-status species is adversely affected by grading/construction activities, then a noise mitigation program [i.e., within 10 calendar days prior to the start of construction activities (including removal of vegetation), a qualified biologist conducts a pre-construction survey to determine the presence or absence of nesting birds on the proposed area of disturbance; if nesting birds are detected, the biologist prepares a letter report and mitigation plan in conformance with applicable federal and State laws (e.g., appropriate follow-up surveys, monitoring schedules, construction and noise barriers/buffers) to ensure that take of birds or eggs or disturbance of breeding activities is avoided; the report/mitigation plan is submitted to the City for review/approval and implemented to the satisfaction of the City; and the biologist verifies in a report to the City that all measures identified in the mitigation plan are in place prior to and/or during construction] shall be implemented in consultation with CDFW, to allow such activities to proceed. Once the young have fledged and left the nest(s), then grading/construction activities may proceed within 300 feet (500 feet for raptor species) of the fledged nest(s).

BIO-2: A burrowing owl survey shall be accomplished within 30 days prior to any ground disturbing activities to ensure the absence of burrowing owl within the boundaries of disturbance. If the presence of burrowing owls is discovered, the California Department of Fish and Wildlife shall be consulted, and standard protocols shall be adhered to, prior to the occurrence of any ground disturbance.

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Less Than Significant Impact with Mitigation Incorporated. A Project would normally have a significant impact on biological resources if it could result in: (a) the loss of individuals, or the

reduction of existing habitat, of a state or federal listed endangered, threatened, rare, protected, candidate, or sensitive species or a Species of Special Concern; (b) the loss of individuals or the reduction of existing habitat of a locally designated species or a reduction in a locally designated natural habitat or plant community; or (c) interference with habitat such that normal species behaviors are disturbed (e.g., from the introduction of noise, light) to a degree that may diminish the chances for long-term survival of a sensitive species.

The Project Site is located in an urbanized area in the City of Palmdale and is currently vacant and not previously developed. The Project Site does not contain any critical habitat or support 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 Wildlife or U.S. Fish and Wildlife Service. Based on the Proposed Project's Biological Assessment, dated January 14, 2019 (Appendix B to this IS/MND), an unimproved (dirt) roadway is located throughout the central portion of the Project Site and two roadway easements are located along the northern and western boundaries of the Project Site. Invasive non-native grass and weeds were detected on the Project Site, in addition to Desert Scrub communities. This vegetation is common for the western Mojave Desert region, and these species degrade native habitats by outcompeting important native annual species. Annual non-native grassland communities were also identified on the Project Site. As such, no native vegetation exists on the Project Site. Further, the Project Site is located in a developed area and shaped by significant urban development to the east and south. There is existing multifamily housing to the east and existing single-family residential developments to the south. Additionally, the Palmdale Learning Plaza is located directly northwest of the Project Site. Due to the limited vegetative diversity on the Project Site, it is not expected to support the full range of organisms within the region. Additionally, according to Exhibit ER-5 of the City of Palmdale General Plan, the Project Site is not located within a Sensitive Ecological Area. While there are vacant lots north and west of the Project Site, Mitigation Measures BIO-1 and BIO-2 have been incorporated to ensure that any sensitive species potentially on the Project Site will be accounted for prior to any ground disturbance. Based upon this, it is not anticipated that the Project will have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species and the Project will have a less than significant impact with mitigation incorporated.

Therefore, with adherence to existing laws and regulations, and Mitigation Measures BIO-1 and BIO-2, the Proposed Project would not have a significant impact on sensitive biological species or habitat.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

No Impact. A Project would normally have a significant impact on biological resources if it could result in: (a) the loss of individuals, or the reduction of existing habitat, of a state or federal listed endangered, threatened, rare, protected, candidate, or sensitive species or a Species of Special Concern; (b) the loss of individuals or the reduction of existing habitat of a locally designated species or a reduction in a locally designated natural habitat or plant community; (c) the alternation

of an existing wetland habitat; or (d) interference with habitat such that normal species behaviors are disturbed (e.g., from the introduction of noise, light) to a degree that may diminish the chances for long-term survival of a sensitive species.

A review of the USGS map, Palmdale Quadrangle revealed that no blue-line stream, natural drainage course, spring, seep or wetland area is located on the Project Site. The Project Site is located 0.25 mile east of the Anaverde Creek, a USGS-designated blueline stream and approximately 1 mile north of Lake Palmdale. The Project Site is located in a highly urbanized area that is surrounded by existing development and city streets. The Project will not create a change in a local stream or wetland and there will be no loss or change to significant stands of riparian vegetation. No riparian or other sensitive natural community is located on or adjacent to the Project Site. Therefore, implementation of the Proposed Project would not result in any adverse impacts to riparian habitat or other sensitive natural communities.

c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact. A Project would normally have a significant impact on biological resources if it could result in the alteration of an existing wetland habitat. A field inspection of the Project Site determined that the Project does not contain any protected wetland. Therefore, the Project Site does not have the potential to support any riparian or wetland habitat, and no impacts to riparian or wetland habitats would occur with implementation of the Proposed Project.

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?

Less Than Significant Impact with Mitigation Incorporated. A Project would normally have a significant impact on biological resources if it could result in the interference with wildlife movement/migration corridors that may diminish the chances for long-term survival of a sensitive species.

The Project Site is bounded by Avenue R to the north and Division Street to the west, both of which are classified as Major Arterial Roadways. The Project Site is also located approximately 0.25 mile east of the Antelope Valley Freeway (State Route 14). Adjacent residential properties are located immediately east and immediately south of the Project Site. Vacant lots are located north and west of the Project Site, both zoned R-1-7,000 (Single Family Residential), which is intended to promote the development of single-family residential uses. The Palmdale Learning Plaza is also located directly northwest of the Project Site. According to the Proposed Project's Biological Assessment (Appendix B to this IS/MND), the Project Site is located on a relatively flat area of the western Mojave Desert with very little topographic variation. The project site maintains some potential for the downward and outward movement of a number of highly mobile organisms. Because the property is located within the western Mojave Desert, an area which is often considered inhospitable to numerous people, natural connective desert scrub and desert wash habitats remain intact throughout much of the surrounding area. Existing development

surrounding much of the subject property significantly inhibits animal movement in the vicinity of the Project Site. The Proposed Project does not obstruct a wildlife corridor or movement pathway.

Desert scrub and annual non-native grassland habitats within the subject property may serve as a stopover, resting, and foraging area for some migratory birds moving along the Pacific Flyway. Birds which typically migrate through the desert include, but are not limited to, black-throated sparrow (though considered a short-distance migrant), white-crowned sparrow (*Zonotrichia leucophrys*), long-eared owl (*Asio otus*), ferruginous hawk (*Buteo regalis*), Swainson's hawk (*Buteo swainsoni*), and phainopepla (*Phainopepla nitens*). As such, Mitigation Measure BIO-1 has been incorporated to ensure that any potential migratory stopover onto the Project Site is accounted for and mitigation of grading/construction activities during the nesting season of breeding birds is in place.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No Impact. A Project-related significant adverse effect could occur if a Project were to cause an impact that is inconsistent with local regulations pertaining to biological resources. The City of Palmdale's Native Desert Vegetation Preservation Ordinance regulates the removal of Joshua trees and California junipers. The Project Site does not contain any Joshua trees or California Junipers, therefore, no impact would occur with implementation of the Proposed Project.

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?

No Impact. A significant impact would occur if the Proposed Project would be inconsistent with mapping or policies in any conservation plans of the types cited. The Project Site and its vicinity are not part of any draft or adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan. Therefore, no impact would occur with implementation of the Proposed Project.

V. Cultural Resources

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the Project:				
a. Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The following section summarizes and incorporates by reference information from the following reports:

- Cultural Resources Records Search Results for the Juniper Grove Project, dated May 2, 2019, prepared by South Central Coastal Information Center (SCCIC), ("Cultural Records Search"), and
- Cultural Resources Investigation Report, Juniper Grove Development Project, City of Palmdale, Los Angeles County, California, dated October 29, 2019, prepared by Paleo Solutions. ("Cultural Resources Investigation Report").

The Cultural Resources Records Search is included as Appendix H to this IS/MND. The Cultural Resources Investigation Report is included as Appendix I to this IS/MND.

Mitigation Measures:

CUL-1: In the event that archeological resources are discovered during project grading, all work in the area of the find shall cease and a Los Angeles County certified archaeologist shall investigate the find and evaluate its significance under CEQA. If any significant archaeological resource(s) are discovered on the property, ground-disturbing activities shall be suspended 60 feet around the resource(s). The archaeological monitor and representatives of the appropriate Native American Tribe(s), the Project Applicant, and the City Planning Division shall confer regarding mitigation of the discovered resource(s) following the guidelines within the established Treatment and Disposition Plan, as described in TCR-1. The landowner shall relinquish ownership of all archaeological artifacts that are of Native American origin found on the project site to the

culturally affiliated Native American Tribe(s) for proper treatment and disposition. A final report containing the significance and treatment findings shall be prepared by the archaeologist and submitted to the City Planning Division and the appropriate Native American Tribe(s).

CUL-2: If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur within 100 feet of the find until the Los Angeles County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Los Angeles County Coroner determines the remains to be Native American, the Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then immediately identify the "most likely descendants(s)" for purposes of receiving notification of discovery. The most likely descendant(s) shall then make recommendations within 48 hours, and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

CUL-3: In the event that paleontological resources are encountered, all work shall stop at the discovery site. At that time, a qualified paleontological monitor shall be consulted to evaluate the find. Construction activities shall be temporarily redirected to another location on site (minimum of 100 feet from the location of the find) so that the monitor can recover any specimens encountered during excavation. All fossils/specimens collected during this work shall be deposited in a City approved museum repository for curation and storage.

a) Cause a substantial adverse change in the significance of a historical resource as pursuant to State CEQA Guidelines §15064.5?

No Impact. A significant impact may occur if the Proposed Project would result in a substantial adverse change in the significance of a historic resource. The Project Site is vacant and has not been previously developed. In May 2019, the SCCIC was consulted to perform a cultural resources records search for the Project Site and surrounding ½ mile radius. The records search investigation included a review of all listings in the California Points of Historical Interest (SPHI), the California Historical Landmarks (SHL), the California Register of Historical Resources (CAL REG), the National Register of Historic Places (NRHP), and the California State Historic Properties Directory (HPD) and found that no historical resources exist on the Project Site.¹ As such, the Proposed Project would not directly or indirectly affect a historical resource. Therefore, the Proposed Project would not cause an adverse change in the significance of an historic resource, and no impact would occur.

¹ See Appendix H to this Initial Study. It should also be noted that a separate records search conducted by Paleo Solutions Inc., (provided in Appendix I) also concluded that there are no known recorded historic resources within the Project Site area.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to State CEQA Guidelines §15064.5?

Less Than Significant Impact with Mitigation Incorporated. A significant impact may occur if a project would disturb historic resources which presently exist within the Project Site.

The General Plan Environmental Resources Element Exhibit ER-7 identifies the Project Site area as having a moderate sensitivity for archaeological finds. Paleontological Sensitivity Map, ER-8 of the General Plan finds that a portion of the Proposed Project Site has been determined as having a high potential for paleontological resources, and a portion of the Project Site remains as having an undetermined sensitivity for paleontological resources. Accordingly, for purposes of assessing the Project's potential impacts upon archaeological resources, Paleo Solutions Inc., was retained to research the prior archaeological studies recorded in the project vicinity and perform a site-specific cultural resources investigation for the Proposed Project Site. On October 17, 2019 Paleo Solutions conducted a records search of the proposed Project Site and surrounding 0.5-mile search buffer at the SCCIC, located at California State University, Fullerton. The records search was conducted to identify previously-recorded cultural resources and previous investigations within the Project area and survey radius. The records search reviewed technical reports and Department of Parks and Recreation (DPR) Site Records. Additional consulted sources included the Historic Property Data File which identified resources listed on or determined eligible for listing on the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), local registers, and the lists of California State Historical Landmarks, California Points of Historical Interest, and the Archaeological Determinations of Eligibility. Results of the cultural resources records search indicated that 29 previous archaeological studies have been conducted within the records search area between 1982 and 2015 (See Table 2 of the Cultural Resources Investigation Report provided in Appendix I to this Initial Study). None of these studies identified overlap the Project Site.

Native American Correspondence

NAHC Sacred Lands File Search

As part of the process of identifying cultural resources within or near the Project Site, the City of Palmdale contacted the NAHC to request a review of the Sacred Lands File (SLF) on April 11, 2019. A response from the San Manuel Band of Mission Indians and from the Fernandeño Tataviam Band of Mission Indians have been received and consultation is ongoing.

Field Investigation

Paleo Solutions archaeologist Dean Duryea completed an intensive pedestrian survey of the 5-acre Project area on October 18, 2019. The surface was examined along with subsurface exposures, such as rodent burrows and cut banks, for physical manifestations of human activity greater than 45 years in age. The survey included walking transects at no more than 15 m (49 foot) intervals. No archaeological resources or historic-age elements of the built environment were observed during field survey.

The Proposed Project does not propose any subterranean excavation. However, because the project would involve surface grading, the potential exists for the accidental discovery of any unknown archaeological materials that may lie below the surface. As such, Mitigation Measure CUL-1 has been incorporated to mitigate impacts to potential archaeological resources within the Project Site. Therefore, compliance with the provisions of Mitigation Measure CUL-1 would ensure that environmental impacts associated with the inadvertent discovery of significant archaeological resources would be reduced to a less than significant level.

Because the presence or absence of such materials cannot be determined until the Project Site is graded, Mitigation Measures CUL-1 and CUL-3 have been incorporated. If archaeological resources are discovered during surface grading or construction activities, work shall cease in the area of the find until a qualified archaeologist has evaluated the find in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. Personnel of the Proposed Project shall not collect or move any archaeological materials and associated materials. Construction activity may continue unimpeded on other portions of the Project Site. The found deposits would be treated in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. Adherence to regulatory compliance measures and Mitigation Measures CUL-1 and CUL-3 would ensure that if any archaeological resources are encountered during construction, impacts to such resources would remain less than significant.

c) Disturb any human remains, including those interred outside of formal cemeteries?

Less Than Significant Impact with Mitigation Incorporated. A Project-related significant adverse effect could occur if grading activities associated with the Proposed Project would disturb previously interred human remains. No known human burials have been identified on the Proposed Project Site or its vicinity. However, it is possible that unknown human remains could occur on the Project Site, and if proper care is not taken during construction, damage to or destruction of these unknown remains could occur. As such, Mitigation Measure CUL-2 has been incorporated to ensure that if any such remains are found during construction of the Proposed Project, they would be handled according to the proper regulations, and impacts to human remains would be less than significant. If human remains are encountered unexpectedly during construction demolition and/or grading activities, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to California Public Resources Code Section 5097.98. Compliance with regulatory compliance measures and Mitigation Measure CUL-2 would ensure any potential impacts related to the disturbance of unknown human remains would be less than significant.

VI. Energy

Would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during Project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during Project construction or operation?

Less Than Significant Impact. A significant impact would occur if the Project results in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during Project construction or operation. The Proposed Project would develop three multi-family residential buildings, which would contribute to the revitalization of the Palmdale General Plan area. The Proposed Project is required to comply with the energy conservation standards established in Title 24 of the California Administrative Code. California's Energy Efficiency Standards for Residential Buildings located in Title 24, Part 6 of the California Code of Regulations and commonly referred to as "Title 24," which was established in 1978 in response to a legislative mandate to reduce California's energy consumption. The standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods.

California's Building Energy Efficiency Standards are updated on an approximately three-year cycle. The 2016 Standards will continue to improve upon the 2013 Standards for new construction of, and additions and alterations to, residential and nonresidential buildings. The effective date of the 2016 Standards was January 1, 2017.² The Energy Efficiency Standards are a specific response to the mandates of AB 32 and to pursue California energy policy that energy efficiency

² California Energy Commission, 2016 Building Energy Efficiency Standards, website: <http://www.energy.ca.gov/title24/2016standards/>, accessed December 2018.

is the resource of first choice for meeting California's energy needs. The Proposed Project includes energy efficiency components to conserve energy, which are detailed below.

Existing Infrastructure

Electricity

The Project Site is located in an urbanized area in the City of Palmdale. Based on observation, there are overhead circuit lines along Avenue R and Division Street. The Proposed Project would require on-site transformation and may require underground line extension on public streets. In the event infrastructure upgrades are required for the Proposed development, such infrastructure improvements would be conducted within the right-of-way easements serving the Project area, and would not create a significant impact to the physical environment. This is largely due to the fact that (a) any disruption of service would be short-term, (b) upgrades would be conducted within public rights-of-way, and (c) any foreseeable infrastructure improvements would be limited to the immediate Project vicinity. Therefore, potential impacts resulting from energy infrastructure improvements would be less than significant.

The availability of electricity is dependent upon adequate generating capacity and adequate fuel supplies. The estimated power requirements for the Proposed Project is part of the total load growth forecast for the City of Palmdale and has been taken into account in the planned growth of the City's power system.

Natural Gas

Southern California Gas Company (SCG) provides natural gas resources to the City through existing gas mains located under the streets and public rights-of-way. Natural gas services are provided in accordance with SCG's policies and extension rules on file with the CPUC at the time contractual agreements are made. Natural gas is delivered to the Project Site through natural gas facilities underneath the adjacent public streets. Construction of the Proposed Project would necessitate closing off existing service connections to the Project Site and re-establishing new service connections to the Proposed structures. Such infrastructure improvements would be conducted on-site and within the right-of-way easements serving the Project area, and would not create a significant impact to the physical environment. This is largely due to the fact that (a) any disruption of service would be short-term, (b) upgrades would be localized to the Project Site, and (c) any foreseeable off-site improvements would be limited to the right-of-way easements in the immediate Project vicinity. Therefore, potential impacts resulting from natural gas infrastructure improvements would be less than significant.

Energy Consumption

Construction

Energy would be consumed during the site grading and construction phases of the Proposed Project for grading and materials transfer by heavy-duty equipment, which is usually diesel

powered. Construction of the Proposed Project would require the export of soil from the Project Site during the site grading phase. Construction worker travel to and from the Project Site would result in the additional consumption of vehicular unleaded gasoline fuel during the construction period. In addition to diesel fuel and vehicular fuel, an unquantifiable amount of electricity and natural gas would be consumed as a result of the temporary construction process.

Due to the relatively short duration of the construction process, and the fact that the extent of fuel consumption is inherent to construction Projects of this size and nature, fuel consumption impacts would not be considered excessive or substantial with respect to regional fuel supplies. The energy demands during construction would be typical of construction Projects for Projects of this size and would not necessitate additional energy facilities or distribution infrastructure or cause wasteful, inefficient or unnecessary consumption of energy. Accordingly, energy demands during construction would be less than significant.

Operation

Electricity

As discussed above, the Proposed Project would be required to comply with energy conservation standards pursuant to Title 24 of the California Administrative Code. Therefore, compliance with Title 24 of the California Administrative Code would reduce the Proposed Project's energy consumption. Additionally, as discussed above, electric service is available and would be provided to the Project Site. The availability of electricity is dependent upon adequate generating capacity and adequate fuel supplies. The estimated power requirements for the Proposed Project is part of the total load growth forecast for the City of Palmdale and has been taken into account in the planned growth of the City's power system.

The Proposed Project would include energy conservation features. Specifically, the residential units would include energy efficient lighting fixtures, low-flow water features, and energy efficient mechanical heating and ventilation systems. Thus, the Proposed Project would incorporate energy conservation features. Additionally, Southern California Edison (SCE) would confirm the availability of electric service for the Proposed Project. Therefore, the development of the Proposed Project would not cause wasteful, inefficient or unnecessary consumption of electricity.

Natural Gas

Natural gas for the Project Site is provided by Southern California Gas Company ("SCG"). Gas supply available to SCG from California sources averaged 323 million cf/day in 2017. SCG projects total natural gas demand to decrease at an annual rate of 0.74 percent per year from 2018 to 2035. This decrease is due to modest economic growth, CPUC-mandated energy efficiency (EE) standards and programs, tighter standards created by revised Title 24 Codes and Standards, renewable electricity goals, the decline in commercial and industrial demand, and conservation savings linked to Advanced Metering Infrastructure (AMI). Thus, with the natural gas consumption becoming more efficient and decreasing, the SCG's Projection for natural gas also decreases. Interstate pipeline delivery capability into SCG on any given day is theoretically

approximately 6,665 million cf/day based on the Federal Energy Regulatory Commission (FERC) Certificate Capacity or SCG's estimated physical capacity of upstream pipelines. SCG's storage fields attain a combined theoretical storage working inventory capacity of 137.1 billion cubic feet; of that, 112.5 billion cubic feet is allocated to residential, small industrial and commercial customers. The natural gas consumption as a result of the operation of the Proposed Project would represent a very small fraction of one percent of the SCG's existing natural gas storage capacity and therefore, would be within the SCG's existing natural gas storage capacity of 112.5 billion cubic feet as of 2018.

As discussed above, the Proposed Project would be required to comply with energy conservation standards pursuant to Title 24 of the California Administrative Code. Therefore, compliance with Title 24 of the California Administrative Code would reduce the Proposed Project's energy consumption. Therefore, the development of the Proposed Project would not cause wasteful, inefficient or unnecessary consumption of natural gas.

Fossil Fuels

The Proposed Project would include several conservation measures to decrease reliance on fossil fuels, including coal, natural gas and oil. Public transportation within the Project Site consists primarily of multiple-stop, local-serving bus lines that provide access to shopping, business, and entertainment destinations in the Project vicinity. The bus service in the Project vicinity is operated by the Antelope Valley Transit Authority (AVTA).

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Less Than Significant Impact. A significant impact could occur if the Project has the potential to conflict with or obstruct a state or local plan for renewable energy or energy efficiency. With respect to renewable energy, all of the Proposed Project's energy demands will be served by Southern California Edison . As the Proposed Project would derive its electricity from Southern California Edison, the Proposed Project's energy demands will primarily be derived from renewable energy sources.

Solid Waste Reduction. California Green Building Code Section 4.408.1, imposes mandatory measures for residential Projects that require developers to recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance. Diversion efforts would be accomplished through source reduction, recycling, and composting. Finally, the Proposed Project is required by the California Solid Waste Reuse and Recycling Access Act of 1991 to provide adequate storage areas for collection and storage of recyclable waste materials. As such, a 50 percent reduction of a Project's waste stream to the local landfill would reduce methane emissions and thus lower the Project's contribution to global GHG emissions.

Water Conservation. The Proposed Project's water budget for landscape irrigation use must conform to the California Department of Water's Resources' Model Water Efficient Landscape Ordinance (MWELO). Such landscape water reduction methods include, but are not limited to, use of captured rainwater, recycled water, graywater, or water treated for irrigation purposes and conveyed by a water district or public entity. It must also provide irrigation design and controllers that are weather- or soil moisture-based and automatically adjust in response to weather conditions and plants' needs. Furthermore, measures associated with minimizing water usage will be applied to the Proposed Project, including water efficient landscape requirements and compliance with Title 24 Building Code requirements for efficient appliances and fixtures. This is consistent with current City Ordinances, including the Water Efficient Landscape Ordinance (PMC 14.05).

Electric Vehicle Supply Equipment. The Proposed Project would provide 8 Electric Vehicle stalls. The incorporation of EVSE into the Proposed Project is consistent with State and City GHG policies to encourage and support alternative clean fuel supplies for vehicles and would further serve to reduce GHG emissions attributable to the vehicle trips generated by the Project.

With incorporation of the Project design features identified above, the Proposed Project would not cause wasteful, inefficient or unnecessary consumption of energy and thus would not result in any significant environmental effects with respect to renewable energy.

VII. Geology and Soils

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Would the Project:

a. Directly or indirectly cause substantial adverse effects, including the risk of loss, injury, or death involving:

i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

☐ ☐ ☒ ☐

ii. Strong seismic ground shaking?

☐ ☐ ☒ ☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Be located on a geologic unit 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The following section summarizes and incorporates by reference information from the *Geotechnical Investigation Report, Proposed Multi-family Apartment Complex, Southeast corner of Avenue R and Division Street*, prepared by Bruin Geotechnical Services, Inc., dated December 10, 2018. The Geotechnical Investigation Report is included as Appendix C to this IS/MND.

a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

Less Than Significant Impact. A significant impact may occur if a Project Site is located within a State-designated Alquist-Priolo Zone or other designated fault zone. The Geotechnical Investigation concluded that no known active faults or potentially active faults underlie the Project Site. The Project Site is not located within an Alquist-Priolo Earthquake Fault Zone. General Plan Exhibit S-3 (Earthquake Fault Zones) identifies the relative location of earthquake faults and

Alquist-Priolo Fault Zones that affect the City. Within the vicinity of the Project Site, the San Andreas Fault is located south of Avenue S, approximately 1.0 mile south of the Project Site. The Alquist-Priolo Special Studies Act identifies "Special Studies Zones" for areas located within one-eighth of a mile of an active fault. According to the Official Maps of Alquist-Priolo Earthquake Fault Zones, published by the Department of Conservation, Geological survey, the Proposed Project Site is located one mile from an identified fault traces and the special studies zone. Therefore, the Project will not expose people or structures to rupture of a known earthquake fault and impacts will be less than significant.

Therefore, the potential for surface ground rupture due to faulting occurring beneath the Project Site during the design life of the Proposed structure is considered low.

ii) Strong seismic ground shaking?

Less Than Significant Impact. A significant impact may occur if a Project represents an increased risk to public safety or destruction of property by exacerbating existing hazardous environmental conditions by exposing people, property, or infrastructure to seismically induced ground shaking hazards that are greater than the average risk associated with other locations in Southern California. As discussed above, the Project Site is not located within an Alquist-Priolo Earthquake Fault Zone and was concluded to have a low potential for surface rupture beneath the Project Site.

General Plan Exhibit S-3 (Earthquake Fault Zones) identifies areas subject to seismic ground shaking and failure. Development within the Proposed Project area would be subject to intense ground shaking during a major earthquake along the San Andreas Fault. The intensity of the ground shaking would depend on the distance to the epicenter and the geology of the areas between the epicenter and the Project area. In accordance with the 2016 California Building Code, seismic structure design requirements will be based on the Seismic Design Category (SOC) for the Proposed structures which is based on the Occupancy Category for the structure and on the level of expected soil modified seismic ground motion. The majority of structures in Palmdale will have a Seismic Design Category (SDC) of D (High seismic vulnerability) or E (Very high seismic vulnerability and near a major fault) based on the proximity of the City to the San Andreas Fault and soil types in the City. The final determination of the Seismic Design Category (SDC) will be made at the time of building plan submittal and review of a Site-specific Soils Report. Compliance with these seismic design requirements will reduce the potential impacts from seismic ground shaking and ground failure on building occupants and structures to a less than significant level.

iii) Seismic-related ground failure, including liquefaction?

Less Than Significant Impact. A significant impact may occur if a Project Site is located within a liquefaction zone. Liquefaction is a phenomenon in which saturated silty to cohesionless soils below the groundwater table are subject to a temporary loss of strength due to the buildup of excess pore pressure during cyclic loading conditions such as those induced by an earthquake. Liquefaction-related effects include loss of bearing strength, amplified ground oscillations, lateral spreading, and flow failures.

According to General Plan Exhibit PS-1 (Aquifers and Groundwater Surface), the Proposed Project area is not within the Aquifer Boundary. Additionally, according to the *Geotechnical Investigation Report*, groundwater was not encountered within 30 feet below the ground surface. Additionally, Bruin GSI reviewed reports by the County of Los Angeles, Department of Public Works Water Resources Division electronic database, and noted that the historic highest groundwater levels in the immediate site vicinity are over 100 feet below ground surface. Based upon the depth to groundwater, liquefaction is unlikely to occur during a seismic event. The USGS Seismic Hazard Zones Palmdale Quadrangle (October 17, 2003) does not identify the Proposed Project area as having the potential for liquefaction. Potential impacts associated with liquefaction would therefore be less than significant.

iv) Landslides?

No Impact. A Project-related significant adverse effect may occur if the Project is located in a hillside area with soil conditions that would suggest a high potential for sliding. Palmdale General Plan Exhibit S-9 (Slope Categories) characterizes the Proposed Project area as having slopes of 15 percent or less. The *Geotechnical Investigation Report* stated the Project Site contains no major landforms and is relatively flat, sloping slightly to the northeast with drainage by sheet flow at approximately one to two percent across the site. Therefore, no impact would occur. The Proposed Project would not have the potential to exacerbate current environmental conditions that would create a significant hazard with respect to landslides.

b) Result in substantial soil erosion or the loss of topsoil?

Less Than Significant Impact. A Project would normally have significant sedimentation or erosion impact if it would: (a) constitute a geologic hazard to other properties by causing or accelerating instability from erosion; or (b) accelerate natural processes of wind and water erosion and sedimentation, resulting in sediment runoff or deposition which would not be contained or controlled on-site. The *Geotechnical Investigation Report* indicated that soils in the vicinity of the Project Site consist mainly of silty sands, relatively loose, non-uniform and of low relative compaction. The *Geotechnical Investigation Report* provides specific recommendations for recompaction of the of the upper five to six feet of soil on the Project Site and grading of the Project Site.

Construction associated with the Project area would occur in accordance with all rules and regulations of the City of Palmdale; This would include the regulations contained within Palmdale Municipal Code (PMC) Section 8.04.265 (Excavation and Grading), which establish regulation for the control of excavation, grading and earthwork construction, including fills and embankments, and for the control of grading site runoff, including erosion, sediments and construction related pollutants. In addition, construction associated with future development would be required to comply with the requirements of the Municipal National Pollutant Discharge Elimination System (NPDES) Construction Permit and would implement City grading permit regulations that include compliance with erosion control measures, including grading and dust control measures. Specifically, construction associated with future development Projects would be required to have erosion control plans approved by the City of Palmdale Engineering Division, as well as Storm Water Pollution Prevention Plans (SWPPP). As part of these requirements, Best Management

Practices (BMP's) would be implemented during construction activities to reduce soil erosion to the maximum extent possible. Given that the Project would be subject to City Code and NPDES requirements for erosion control grading and soil remediation, the Project would not result in substantial soil erosion or the loss of topsoil. These requirements, when combined with standard City requirements for grading, will reduce impacts from soils to a level of less than significant.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

Less Than Significant Impact. A Project would normally have a significant geologic hazard impact if it could cause or accelerate geologic hazards causing substantial damage to structures or infrastructure, or expose people to substantial risk of injury. For the purpose of this specific issue, a significant impact may occur if the Proposed Project is built in an unstable area without proper site preparation or design features to provide adequate foundations for buildings, thus posing a hazard to life and property. The Proposed Project is not located adjacent to steep slopes or areas that would otherwise be subject to landslides, debris flow, and/or rock fall. As such, there is no potential for a landslide to occur within the Project area.

Lateral spreading results from liquefaction or plastic deformation of soil occurring on gently sloping ground during an earthquake. The conditions occur when blocks of mostly intact surficial soil are displaced down slope along a sheer zone that has formed within liquefied sediment. Due to the City's relatively flat topography of the valley floor and lack of significant slopes in the Project area, the Project area is not subject to lateral spreading conditions.

According to General Plan Exhibit S-14 (Subsidence), there is no data for subsidence potential within the Project area. Although the General Plan does not map areas of collapsible soils in the City, generally desert soils are considered collapsible in the first few feet. The design, construction and engineering of structures associated with the Proposed Project will be subject to compliance with all City rules and regulations. Pursuant to PMC Section 8.04.202, Section 110.2.2, *Permits*, work requiring a building or grading permit by the Palmdale Building Code (PBC) is not permitted in an area determined by the Building Official or City Engineer to be subject to hazard from landslide, settlement, or slippage. With compliance with Code requirements, Project implementation would result in less than significant impacts involving damage to building and improvements from subsidence or collapse.

Furthermore, according to the *Geotechnical Investigation Report*, the groundwater level within the Proposed Project area is in excess of 100 feet below the surface and potential for on-site liquefaction or seismically induced dynamin settlement should be negligible. Potential impacts associated with liquefaction would therefore be less than significant.

d) Be located on expansive soil, as defined in Table 18 1 B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

Less Than Significant Impact. A significant impact may occur if the Proposed Project is built on expansive soils without proper site preparation or design features to provide adequate

foundations for buildings, thus posing a hazard to life and property. Expansive soils contain significant amounts of clay particles that swell considerably when wetted and which shrink when dried. Foundations constructed on these soils are subject to uplifting forces caused by the swelling. Without proper mitigation measures, heaving and cracking of both building foundations and slabs-on-grade could result.

According to General Plan Exhibit S-10 (Soil Expansion Potential), the Project Site is identified as having low soil expansion potential. The *Geotechnical Investigation Report* includes an expansion index test which indicated the soils on the Project Site are within the "very low" expansion category. Development on expansive soils can cause land slippage and structural damage to foundations. Grading and engineering methods that provide a stable foundation for building construction, as required by the PMC and California Building Code, will reduce impacts to a less than significant level.

e) Have 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?

No Impact. This question would apply to the Proposed Project only if it was located in an area not served by an existing sewer system. In accordance with Policy PS2.2.4 of the Public Services Element of the General Plan, the Proposed Project must be connected to the public sewer system and a private sewer disposal system is not permitted. Therefore, there will be no impact from soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems.

VIII. Greenhouse Gas Emissions

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the Project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

California Global Warming Solutions Act of 2006

The California Global Warming Solutions Act of 2006, widely known as AB 32, requires the California Air Resources Board (CARB) to develop and enforce regulations for the reporting and verification of statewide GHG emissions. CARB is directed to set a statewide GHG emission limit, based on 1990 levels, to be achieved by 2020. The bill set a timeline for adopting a scoping plan for achieving GHG reductions in a technologically and economically feasible manner.

The heart of the bill is the requirement that statewide GHG emissions be reduced to 1990 levels by 2020. As previously determined by CARB, California Projected it needed to reduce GHG emissions to a level approximately 28.4% below CARB's 2020 "business-as-usual" GHG emission Projections (as set forth in the 2008 Scoping Plan) to achieve this goal.³ The bill requires CARB to adopt rules and regulations in an open public process to achieve the maximum technologically feasible and cost-effective GHG reductions.

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Less Than Significant Impact. Future development of the Project Site will generate carbon dioxide, which is the primary component of greenhouse gases (GHG). Thus, the Project will contribute to global warming as described by the Intergovernmental Panel on Climate Change. The total volume of GHG that will be generated by development of the Project Site is consistent with the residential use of the property anticipated within the City's General Plan. The relative size of the Project in comparison to the estimated greenhouse gas reduction goal as adopted by the California Air Resources Board of 174 million tons of CO₂ equivalent (MMTCO₂e) by 2020 means that its incremental effect is not cumulatively considerable.

Development of the Project Site must also meet the City's Green Building Ordinance and therefore is inherently energy efficient and GHG emission will be reduced to the extent feasible through compliance with the Green Building Ordinance. Based upon the information contained above, the Project will have a less than significant impact due to the generation of greenhouse gas emissions.

Construction

Construction of the Proposed Project would emit GHG emissions through the combustion of fossil fuels by heavy-duty construction equipment and through vehicle trips generated by construction workers traveling to and from the Project Site. These impacts would vary day to day over the approximate 24-month duration of construction activities.

³ CARB has not calculated the percent reduction required to achieve AB 32's mandate of returning to 1990 levels of GHG emissions by 2020. The value of 28.4% is the required reduction to achieve 1990 emissions in 2020 is an approximate value. Based on the Scoping Plan estimates and conservative rounding, the value could be 28.5%.

Emissions of GHGs were calculated using CalEEMod (*Version 2016.3.2*) for each year of construction of the Proposed Project and the results of this analysis are presented in Table 3, Proposed Project Construction-Related Greenhouse Gas Emissions. As shown in Table 3, the total GHG emissions from construction activities related to the Proposed Project would be approximately 791.50 metric tons with the greatest annual emissions occurring in 2020.

Table 3
Proposed Project Construction-Related Greenhouse Gas Emissions

Year	CO₂e Emissions (Metric Tons per Year) ^a
2019	236.87
2020	437.55
2021	117.08
Total Construction GHG Emissions	791.50
^a Construction CO ₂ values were derived using CalEEMod Version 2016.3.2. Calculation data and results are provided in Appendix D Greenhouse Gas Emissions Worksheets.	

Operation

Project GHG Emissions

The GHG emissions resulting from operation of the Proposed Project, which involves the usage of on-road mobile vehicles, electricity, natural gas, water, landscape equipment and generation of solid waste and wastewater, were calculated under two separate scenarios in order to illustrate the effectiveness of the Proposed Project's compliance with the mitigating features that would be effective in reducing GHG emissions. The Proposed Project's emissions were calculated using CalEEMod for a base Project without the energy conservation measures and with GHG reduction measures for purposes of quantifying the net benefit of code compliance measures in terms of a reduction in GHG emissions. As shown in Table 4, below, the increase in GHG emissions generated by the Proposed Project under the Project Without GHG Reduction Measures would be 1,001.30 CO₂e MTY, and the Proposed Project scenario with GHG reduction measures would result in an increase of 982.35 CO₂e MTY.

For purposes of this comparison it should be noted that the Proposed Project's structural and operational features such as installing energy efficient lighting, low flow plumbing fixtures, and implementing an operational recycling program during the life of the Proposed Project would reduce the Project's GHG emissions by approximately 2 percent. The Proposed Project's GHG emissions would equal 982.35 CO₂e MTY after realizing a 2 percent reduction in GHG emissions as compared to a base Project of the same size without GHG reduction measures.

Table 4
Proposed Project Operational Greenhouse Gas Emissions

Emissions Source	Estimated Project Generated CO ₂ e Emissions (Metric Tons per Year)		
	Base Project Without GHG Reduction Features	Proposed Project	Percent Reduction ^a
Area	1.26	1.26	0%
Energy	203.37	203.37	0%
Mobile (Motor Vehicles)	691.25	691.25	0%
Stationary	4.59	4.59	0%
Waste	23.36	11.68	50%
Water	51.09	43.82	14%
Construction Emissions ^c	26.38	26.38	--
Proposed Project Total:	1,001.30	982.35	2%
Notes: ^a The Percent Reduction is not a quantitative threshold of significance, but shows the efficacy of the Project's compliance with the various regulations, plans and policies that have been adopted with the intent of reducing GHG emissions. ^b The total construction GHG emissions were amortized over 30 years and added to the operation of the Project. ^c The total construction GHG emissions were amortized over 30 years and added to the operation of the Project. Calculation data and results provided in Appendix D, Greenhouse Gas Emissions Worksheets.			

The percent reduction calculated above is not a quantitative threshold of significance, but shows the efficacy of the Proposed Project's compliance with the various regulations, plans, and policies that have been adopted with the intent of reducing GHG emissions in furtherance of the State's GHG reduction targets under SB 32. While neither AVAQMD nor the City have adopted this screening threshold, the fact the Proposed Project's GHG emissions are below the threshold provides further substantial evidence that the Proposed Project's GHG impacts are less than significant.

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Less Than Significant Impact. As described above and in Section VIII(a), the Proposed Project would be consistent with local and statewide goals and policies aimed at reducing the generation of GHGs, including AB 32, SB 375 and CARB's 2017 Scoping Plan aimed at achieving 40 percent below 1990 GHG emission levels by 2030. Therefore, the Project's generation of GHG emissions would not make a Project-specific or cumulatively considerable contribution to conflicting with an applicable plan, policy or regulation for the purposes of reducing the emissions of greenhouse gases, and the Proposed Project's impact would be less than significant.

IX. Hazards and Hazardous Materials

Would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or Proposed school?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 or excessive noise for people residing or working in the Project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Mitigation Measure:

HAZ-1: Construction Activity Near Schools

- The Applicant and contractors shall maintain ongoing contact with the administrator of Palmdale Learning Plaza. The administrative offices shall be contacted when demolition, grading and construction activity begin on the project site so that students and their parents will know when such activities are to occur. The developer shall obtain school walk and bus routes to the schools from the administrators and guarantee that safe and convenient pedestrian and bus routes to the school be maintained.
- The Applicant shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
- There shall be no staging or parking of construction vehicles, including vehicles to transport workers on Division Street, north of Avenue R adjacent to the school.
- Due to noise impacts on the schools, no construction vehicles or haul trucks shall be staged or idled on Division Street, north of Avenue R, adjacent to the school, during school hours.

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

Less Than Significant Impact. A significant impact may occur if a Project would involve the use or disposal of hazardous materials as part of its routine operations, or would have the potential to generate toxic or otherwise hazardous emissions that could adversely affect sensitive receptors. The Proposed Project includes the construction of a multi-family residential development with 142,014 square feet of floor area. During the operation of the Proposed Project, no hazardous materials other than modest amounts of typical cleaning supplies and solvents used for janitorial purposes would routinely be transported to the Project Site. The acquisition, use, handling, storage, and disposal of these substances would comply with all applicable federal, state, and local requirements. Further, the Project Site is not located within a hazardous waste site or an area which might be of risk to explosion or release of hazardous substances. Therefore, the Proposed Project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials and impacts would be less than significant.

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?

Less Than Significant Impact. A Project would normally have a significant impact to hazards and hazardous materials if: (a) the Project involved a risk of accidental explosion or release of hazardous substances (including, but not limited to oil, pesticides, chemicals or radiation); or (b) the Project involved the creation of any health hazard or potential health hazard. The development of the Proposed multi-family residential development would not create any risk of explosion or release of hazardous substances in the event of an accident or upset condition because the

Project will be required to comply with standard requirements for storage of hazardous substances or chemicals by the applicable regulatory agencies this will ensure potential impacts will be less than significant.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or Proposed school?

Less Than Significant with Mitigation Incorporated. A Project would normally have a significant impact to hazards and hazardous materials if: (a) the Project involved a risk of accidental explosion or release of hazardous substances (including, but not limited to oil, pesticides, chemicals or radiation); or (b) the Project involved the creation of any health hazard or potential health hazard. The determination of significance shall be made on a case-by-case basis considering the following factors: (a) the regulatory framework for the health hazard; (b) the probable frequency and severity of consequences to people or property as a result of a potential accidental release or explosion of a hazardous substance; (c) the degree to which Project design would reduce the frequency or severity of a potential accidental release or explosion of a hazardous substance; (d) the probable frequency and severity of consequences to people from exposure to the health hazard; and (e) the degree to which Project design would reduce the frequency of exposure or severity of consequences of exposure to the health hazard.

There are two schools located within one-quarter mile of the Project Site:

- Palmdale Learning Plaza, located at 38043 Division Street; and
- Palm Tree Elementary School, located at 326 E. Avenue R.

The Proposed Project has the potential to expose students and staff of the identified schools to potentially hazardous materials, substances, or waste during the construction period. Localized construction impacts associated with noise, dust and localized air quality emissions, and construction traffic/hauling activities generally occur within an area of 500 feet or less of the Project Site. As such, the Palmdale Learning Plaza would be most affected by the Proposed Project's construction activities due to the relatively close distance. The Proposed Project would provide appropriate construction measures, such as adhering to the permissible hours of construction and not idling or staging haul trucks in proximity to school facilities to reduce the Proposed Project's impacts upon the nearby school facility. Implementation of Mitigation Measure MM-HAZ-1, above, would reduce any construction impacts related to nearby schools to less than significant levels.

Further, no hazardous materials other than the modest amounts of typical cleaning supplies and solvents used for maintenance and janitorial purposes would be present at the Project Site, and the acquisition, use, handling, storage, and disposal of these substances would comply with all applicable federal, state, and local requirements. The operational activities of the Proposed Project would not create a significant hazard through hazardous emissions or the handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or Proposed school. Operational impacts on nearby schools would be less than significant.

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?

Less Than Significant Impact. California Government Code Section 65962.5 requires various state agencies to compile lists of hazardous waste disposal facilities, unauthorized releases from underground storage tanks, contaminated drinking water wells, and solid waste facilities from which there is known migration of hazardous waste, and submit such information to the Secretary for Environmental Protection on at least an annual basis. A significant impact may occur if the Project Site is included on any of the above lists and poses an environmental hazard to surrounding sensitive uses.

Review of the Department of Toxic Substances Control (DTSC) EnviroStor database and the EPA's Superfund Enterprise Management System (SEMS) database, show that the Project Site is not located on an active or closed hazardous waste site or Superfund Site. Therefore, the Proposed Project will not have a significant impact due to hazardous materials sites.

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 or excessive noise for people residing or working in the Project area?

Less Than Significant Impact. A significant Project-related impact may occur if the Proposed Project were placed within a public airport land use plan area, or within two miles of a public airport and subject to a safety hazard. There are no public airports or public use airports within the vicinity of the Project Site and the Project Site is not located within the Air Installation Compatible Use Zone (AICUZ) associated with U.S. Air Force Plant 42. The Project has no potential impact associated with Plant 42 that would create a safety hazard for people utilizing or working within the Project Site. As such, the Proposed Project would not negatively impact air navigation or the safety of people residing or working in the Project Site. Therefore, a less than significant impact would occur.

f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less Than Significant Impact. A Project would normally have a significant impact to hazards and hazardous materials if: (a) the Project involved possible interference with an emergency response plan or emergency evacuation plan. The Proposed Project would not cause permanent alterations to vehicular circulation routes and patterns, impede public access, or travel upon public rights-of-way. General Plan Exhibit S-1 (Evacuation Routes) identifies existing emergency routes within the City. Evacuation routes in the vicinity of the Proposed Project Site include Avenue R immediately adjacent to the north, Sierra Highway 0.8 mile to the east, and the Antelope Valley Freeway 0.2 mile to the west.

The Project Site is bounded by Avenue R to the north, Division Street to the west, and existing residential development to the east and to the south.

The Project will be required to provide standard street improvements along Avenue R and Division Street. Traffic improvement plans are subject to review and approval by the City. Furthermore, plans would be provided to the Los Angeles County Fire Department for review and comment. Review by applicable public agencies would ensure implementation of the Proposed Project would not interfere with an emergency response plan or emergency evacuation plan. Therefore, the Proposed Project would not be expected to interfere with any adopted emergency response plan or emergency evacuation plan, and a less than significant impact would occur.

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

No Impact. The Project Site is located in an urbanized area of Palmdale and does not include wildlands or high fire hazard terrain or vegetation. The Proposed Project area is located approximately 1.5 miles northeast of the high fire hazard area, as shown on General Plan Exhibit S-16 (Wildfire Hazard Zones) of the General Plan and located east of the California Aqueduct. Therefore, no wildfire hazard impact would occur with implementation of the Proposed Project and there would be no impact.

X. Hydrology and Water Quality

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the Project:				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. Result in substantial erosion or siltation on- or off-site;				
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;				
iii. 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; or				
iv. Impede or redirect flood flows?				
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to Project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Less Than Significant Impact. A Project would normally have a significant impact on surface water quality if discharges associated with the Project would create pollution, contamination, or nuisance as defined in Section 13050 of the California Water Code (CWC) or that cause regulatory standards to be violated, as defined in the applicable National Pollution Discharge Elimination System (NPDES) stormwater permit or Water Quality Control Plan for the receiving body of water. A significant impact may occur if a Project would discharge water which does not meet the quality standards of agencies which regulate surface water quality and water discharge into stormwater drainage systems. Significant impacts would also occur if a Project does not comply with all applicable regulations with regard to surface water quality as governed by the State Water Resources Control Board (SWRCB) through its nine Regional Boards.

Construction

Three general sources of potential short-term, construction-related stormwater pollution associated with the Proposed Project include: 1) the handling, storage, and disposal of construction materials containing pollutants; 2) the maintenance and operation of construction equipment; and 3) earth moving activities which, when not controlled, may generate soil erosion via storm runoff or mechanical equipment.

The City requires that all Projects be designed and constructed in accordance with the stormwater pollution control requirements of the Lahontan Region of the California Regional Water Quality Control Board. Furthermore, prior to the issuance of a grading permit, the applicant is required to file a Notice of Intent with the Lahontan Region of the California Regional Water Quality Control Board to comply with the applicable National Pollution Discharge Elimination (NPDES) requirements. Given that this development would be subject to City Ordinances and NPDES requirements for erosion control grading and soil remediation, development of the Proposed Project will not violate any water quality standards or waste discharge requirements and there will be a less than significant impact.

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin?

Less Than Significant Impact. A Project would normally have a significant impact on groundwater level if it would change potable water levels sufficiently to: (a) reduce the ability of a water utility to use the groundwater basin for public water supplies, conjunctive use purposes, storage of imported water, summer/winter peaking, or respond to emergencies and drought; (b) reduce yields of adjacent wells or well fields (public or private); (c) adversely change the rate or direction of flow of groundwater; or (d) result in demonstrable and sustained reduction in groundwater recharge capacity.

The Project Site is located within the boundaries of Palmdale Water District. Construction of the Project would obtain service from Palmdale Water District, which has not indicated that water supplies are unavailable to support the Project. Furthermore, measures associated with minimizing water usage will be applied to the Proposed Project, including water efficient landscape requirements and compliance with Title 24 Building Code requirements for efficient appliances and fixtures. This is consistent with current City Ordinances, including the Water Efficient Landscape Ordinance (PMC 14.05). With the implementation of the applicable codes, impacts to groundwater would be reduced to a less than significant level.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

- i. Result in substantial erosion or siltation on- or off-site;**
- ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;**
- iii. 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; or**
- iv. Impede or redirect flood flows?**

Less Than Significant Impact. A Project would normally have a significant impact on surface water hydrology if it would result in a permanent, adverse change to the movement of surface water sufficient to produce a substantial change in the current or direction of water flow. The Project Site is located in a highly urbanized area of Palmdale, and no streams or river courses are located on or within the Project vicinity.

Palmdale Municipal Code Chapter 3.38, Drainage Fee Requirements, requires development projects to mitigate the impacts of the development on the City's drainage facilities. The City requires developers to construct drainage facilities in accordance with the City of Palmdale Master Plan of Drainage or pay drainage fees that will be used to construct drainage facilities pursuant to the Master Drainage Plan. Thus, the Project would have a less than significant impact on the existing drainage patterns.

The Project Site does not contain a stream or river. A *Hydrology/LID Report*, prepared by DK Engineer, Corporation, and dated March 2019, was prepared for the Project. The scope of the report is to present the existing drainage characteristics of the Proposed Site and the post development drainage characteristics. The *Hydrology/LID Report* concluded that the proposed development will not have any negative effects on the existing hydrologic condition of the Project Site and any downstream facilities. The City will require the applicant to pay drainage fees that will be used to construct drainage facilities pursuant to the Master Drainage Plan. In addition, in accordance with the latest LA County Hydrology Manual and City of Palmdale's DMP requirements, flows greater than 85 percent of the existing pre-developed peak flow conditions will be retained onsite. As part of construction, a permanent detention basin will be installed beneath the parking lot in order to meet these requirements. Therefore, development of this Project will not result in a potential for a significant adverse impact associated with the alteration of the existing drainage pattern. Therefore, the Proposed Project would have a less than significant impact on stormwater drainage systems.

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to Project inundation?

Less Than Significant Impact. A significant impact may occur if the Project was located within a 100-year flood zone, which would impede or redirect flood flows. The Project Site is not in an area designated as a 100-year flood hazard area. The Project Site is located in an urbanized area and has no existing drainage structures, and all runoff is conveyed via sheet flow. Along Avenue R, runoff from the vacant lot and other developments upstream on the north side of the Project Site have led to flooding in the past. The Project Site lies within Zone "X" and Zone "AO" according to FEMA map number 06037C0659F dated September 26, 2008 with historical flood depths from 1-3 feet. As part of construction, a permanent detention basin will be installed beneath the parking lot in order to meet these requirements. While there is a significant increase in the amount of runoff volume, there should be no negative impacts on the storm drain system since the peak flow of the Proposed development is 15 percent lower than the existing condition. As such, a less than significant impact would occur.

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less Than Significant Impact. A Project would result in a significant impact if it has the potential to conflict with a water quality control plan or sustainable groundwater management plan. Per Los Angeles County requirements, the overflows from the proposed BMP must connect either to a catch basin or to a storm drain main. According to the *Hydrology/LID Report*, since there is no existing storm drain infrastructure adjacent to the Project Site, all overflow will be directed to Avenue R via a non-erosive surface. As part of the development, landscaping will be added which will reduce the overall imperviousness and thereby lower the site's overall runoff. Additionally, the Project Site will no longer convey runoff via sheet flow, but rather via non-erosive means to the proposed detention basin.

In accordance with the latest LA County Hydrology Manual and City of Palmdale's DMP requirements, flows greater than 85% of the existing pre-developed peak flow conditions will be retained onsite. As part of construction, a permanent detention basin will be installed beneath the parking lot in order to meet these requirements. While there is a significant increase in the amount of runoff volume, there should be no negative impacts on the storm drain system since the peak flow of the Proposed development is 15 percent lower than the existing condition.

Furthermore, the City requires that all Projects be designed and constructed in accordance with the stormwater pollution control requirements of the Lahontan Region of the California Regional Water Quality Control Board. Furthermore, prior to the issuance of a grading permit, the applicant is required to file a Notice of Intent with the Lahontan Region of the California Regional Water Quality Control Board to comply with the applicable National Pollution Discharge Elimination System (NPDES) requirements. Based upon the Proposed stormwater drainage system and given that the Proposed Project would be subject to City Ordinances and NPDES requirements for erosion control grading and soil remediation, the Project will not violate any water quality standards or waste discharge requirements and there will be a less than significant impact.

XI. Land Use and Planning

Would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Physically divide an established community?

No Impact. A significant impact may occur if the Proposed Project would be sufficiently large enough or otherwise configured in such a way as to create a physical barrier within an established community. The determination of significance shall be made on a case-by-case basis considering the following factors: (a) the extent of the area that would be impacted, the nature and degree of impacts, and the types of land uses within that area; (b) the extent to which existing neighborhoods, communities, or land uses would be disrupted, divided or isolated, and the duration of the disruptions; and (c) the number, degree, and type of secondary impacts to surrounding land uses that could result from implementation of the Proposed Project.

The Proposed Project Site is located within an urbanized area of the City of Palmdale and is consistent with the existing physical arrangement of the properties within the vicinity of the Project Site. No separation of uses or disruption of access between land use types would occur as a result of the Proposed Project. The Project Site is currently vacant, and the Proposed Project would develop a three-story multi-family residential development. The Project Site is bounded by existing residential developments to the east and south. Additionally, the vacant lots located north and west of the Project Site are zoned R-1-7,000 (Single Family Residential). The Proposed use will complement existing adjacent uses that include multi-family residential developments to the east, single family residential developments to the south, and the Palmdale Learning Plaza to the northwest. Accordingly, implementation of the Proposed Project would not disrupt or divide the physical arrangement of the established community, and no impact would occur.

b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Less Than Significant Impact. A significant impact may occur if a Project is inconsistent with the General Plan or zoning designations currently applicable to the Project Site, and would cause

adverse environmental effects, which the General Plan and zoning ordinance are designed to avoid or mitigate. The Project Site is zoned R-3 (Multiple Residential) and has a General Plan Land Use designation of MFR (Multifamily Residential, 10.1-16 du/ac). The Project will result in 101 dwelling units within an urbanized area of the City. The Proposed Density Bonus Agreement (PMC 17.25.110) will provide a 35 percent density bonus and will increase the number of dwelling units per acre units over that permitted as of right within the R-3 zone. The Project Site is currently zoned to permit 16 du/ac, which allows for the development of 76 units on the Project Site. However, the approval of Density Bonus Agreement will permit 103 dwelling units to be developed. The Proposed Project consists of 101 dwelling units. The Applicant is also requesting to obtain density bonus incentives in conjunction with the Proposed affordable housing development. The requested incentives include open area reduction, private patio size reduction, and reduced travel distance to parking. The incentives are permitted under State law and the City's Zoning Ordinance for housing designated for low income residents. The Proposed Project will provide 100 percent of the units reserved for occupancy by low and very low households, exclusive of one manager's unit. The proposed Plot Plan, plan levels and representative east and south building elevations are provided in Figures 7 through 12, respectively.

The plans for the Proposed Project have been reviewed and found to be consistent with the requirements of the City's General Plan Land Use designation of MFR and the Zoning of R-3 with respect to density and the standards of development for a multi-family residential development, including not but limited to building setbacks, height and parking, subject to the approval of the Density Bonus Agreement. Therefore, development of the Project will not conflict with any plan, policy or regulation and there will be a less than significant impact.

Source: Y & M Architects, April 24, 2019

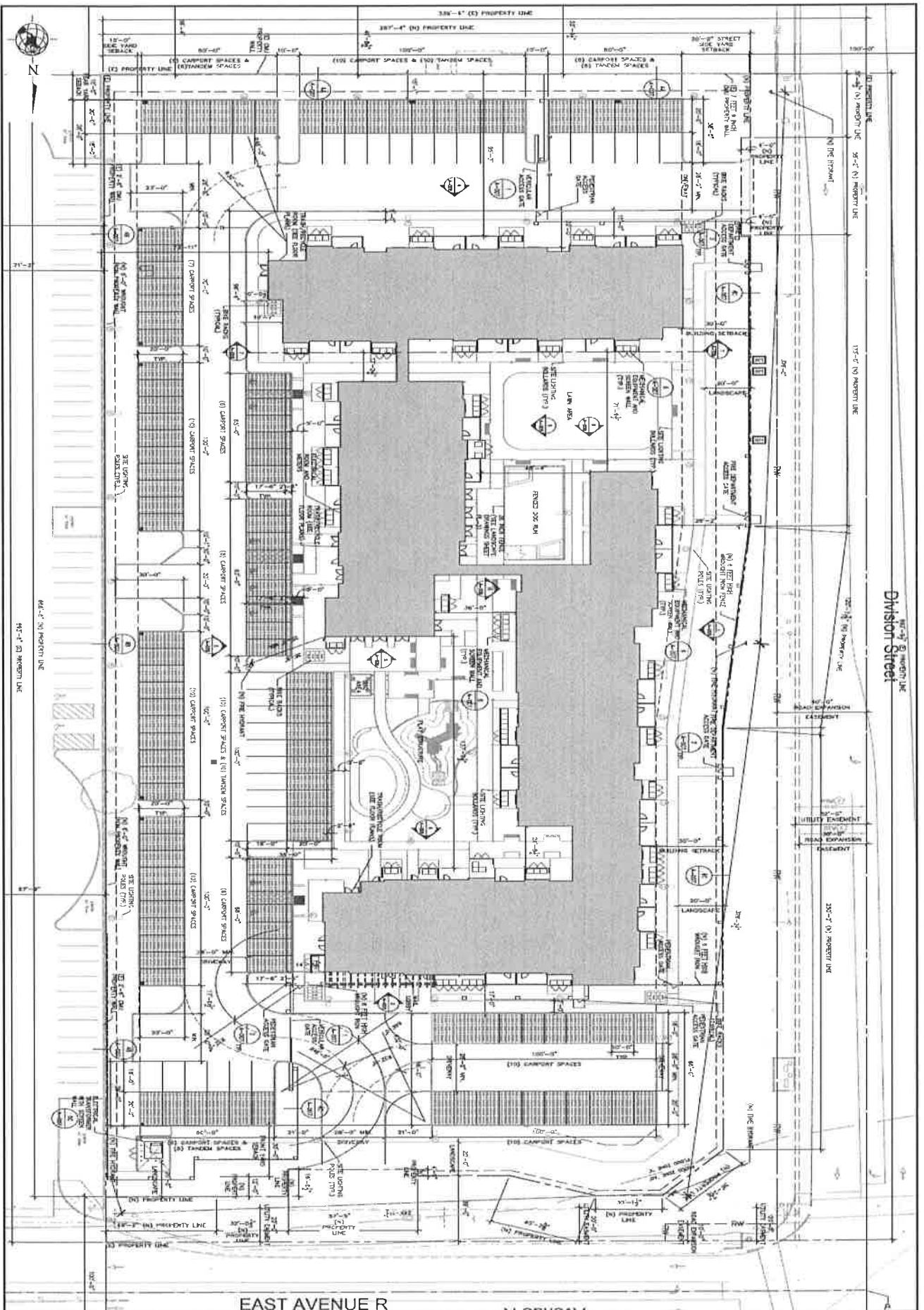
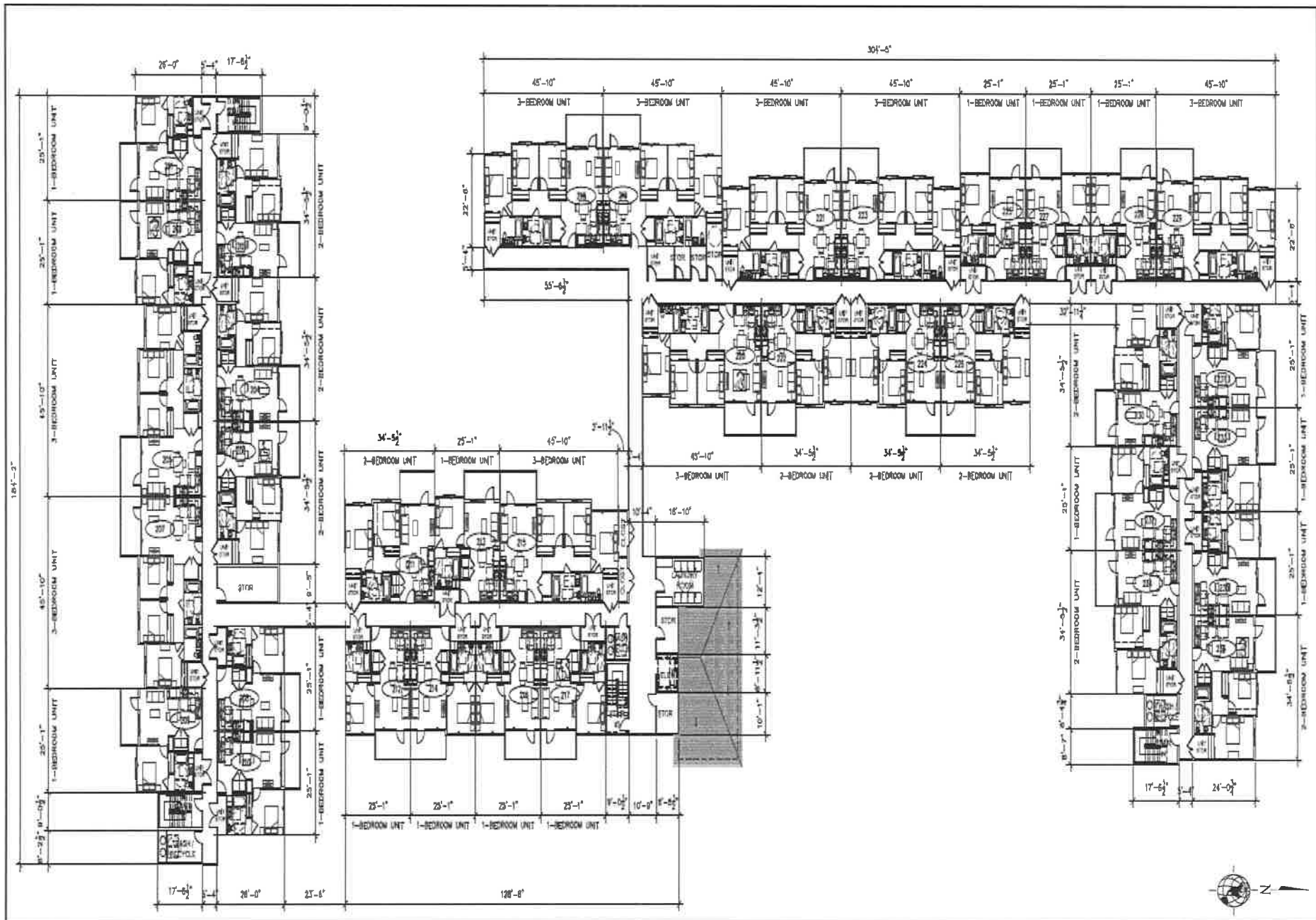


Figure 7
Site Plan



Source: Y & M Architects, March 4, 2019

Source: Y & M Architects, March 4, 2019

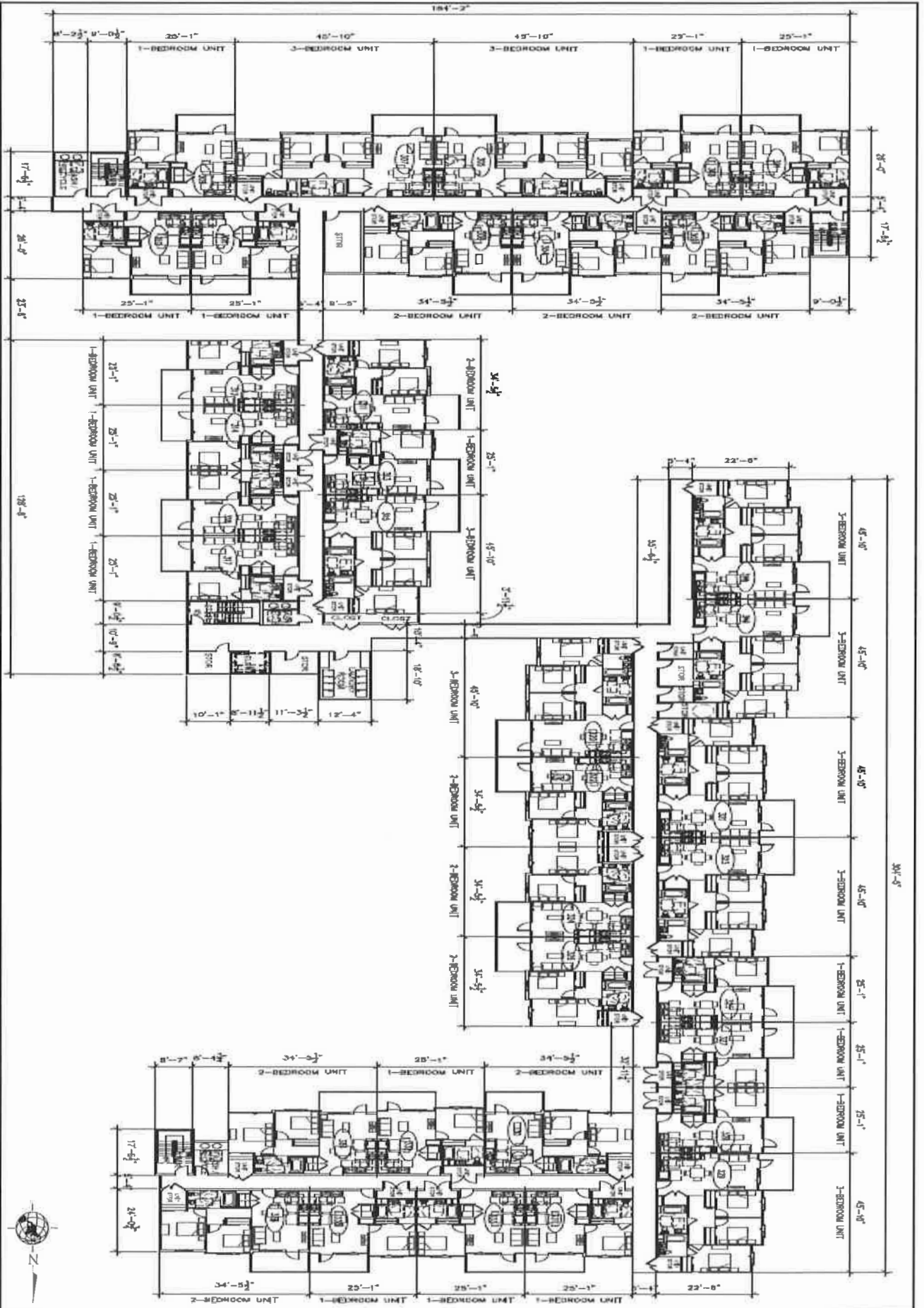
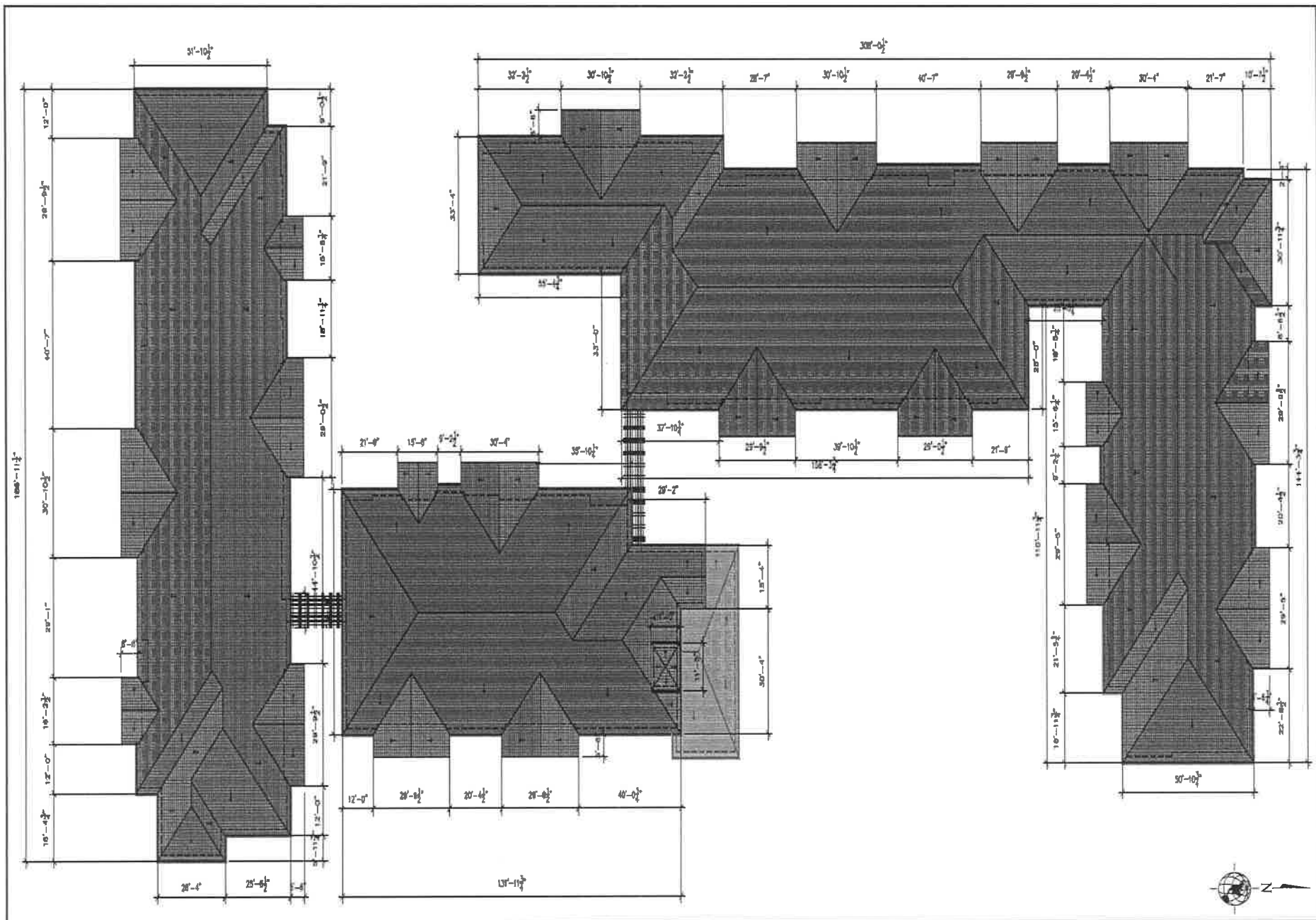
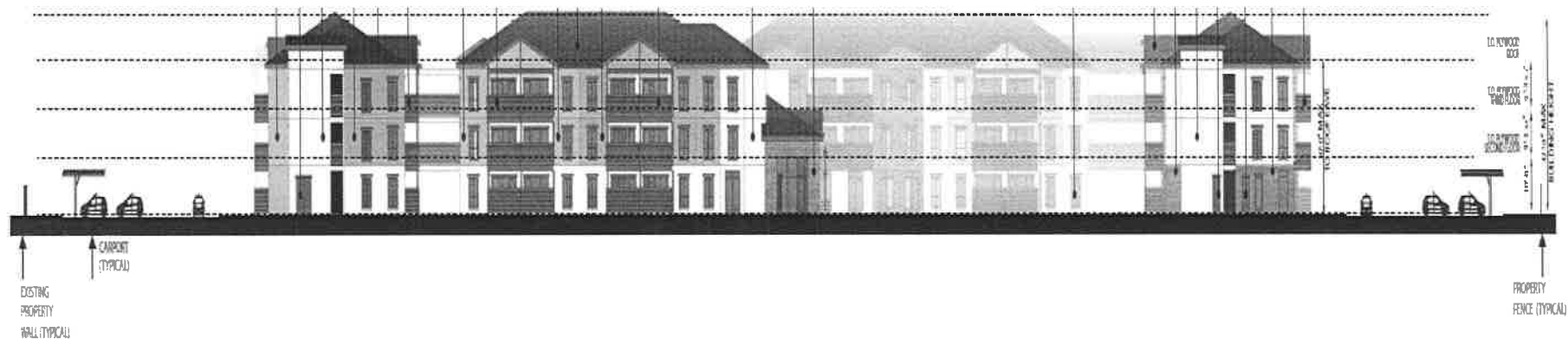


Figure 10
Third Floor Plan



Source: Y & M Architects, March 4, 2019

Figure 11
Roof Floor Plan



EAST ELEVATION



SOUTH ELEVATION

Source: Y & M Architects, February 25, 2019

XII. Mineral Resources

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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?

No Impact. A significant impact may occur if the Project Site is located in an area used or available for extraction of a regionally-important mineral resource, or if the Project development would convert an existing or future regionally-important mineral extraction use to another use, or if the Project development would affect access to a site used or potentially available for regionally-important mineral resource extraction. The determination of significance shall be made on a case-by-case basis considering: (a) whether, or the degree to which, the Project might result in the permanent loss of, or loss of access to, a mineral resource that is located in a State Mining and Geology Board Mineral Resource Zone MRZ-2 zone or other known or potential mineral resource area, and (b) whether the mineral resource is of regional or statewide significance, or is noted in the Conservation Element as being of local importance. The Project Site is not located within a Mineral Resource Zone 2 (MRZ-2) Area, an Oil Drilling/Surface Mining Supplemental Use District, or an Oil Field/Drilling Area. The Project Site is not currently used for the extraction of mineral resources, and there is no evidence to suggest that the Project Site has been historically used for the extraction of mineral resources. Furthermore, according to Palmdale General Plan Exhibit LU-6 (Sand and Gravel Resource Area) and Exhibit ER-1B (Regionally Significant Construction Aggregate Resource Areas), the Proposed Project area is not located within a mineral resource extraction district or an area with existing quarry operations. Therefore, development of the Project Site would not result in adverse impacts due to a significant depletion or loss of availability of mineral resources. Therefore, no impact associated with the loss of availability of a known mineral resource would occur.

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?

No Impact. A significant impact may occur if the Project Site is located in an area used or available for extraction of a regionally-important mineral resource, or if the development would convert an existing or future regionally-important mineral extraction use to another use, or if the development would affect access to a site used or potentially available for regionally-important mineral resource extraction. As discussed above, the Project Site is not currently used for the extraction of mineral resources, and there is no evidence to suggest that the Project Site has been historically used for the extraction of mineral resources. The Project Site is located more than 6 miles northwest of a known mineral resources operator and property zoned QR (Quarry and Reclamation). Therefore, no impact associated with the loss of availability of a known mineral resource would occur.

XIII. Noise

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the Project result in:				
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. For a Project located within the vicinity of a private airstrip or 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Mitigation Measure:

NOI-1: For all construction-related activities, noise attenuation techniques shall be employed, as appropriate, to reduce noise levels to the extent feasible during the construction phase. The following noise attenuation techniques shall be incorporated to reduce potential impacts of construction noise:

- Ensure that construction equipment is equipped with properly operating and maintained mufflers consistent with manufacturer's standards.
- Place noise-generating construction equipment and locate construction staging areas away from sensitive receptors, where feasible.
- Schedule high noise-producing activities between the hours of 7:00 a.m. and 5:00 p.m. to minimize disruption to sensitive receptors.
- Implement noise attenuation measures to the extent feasible, which may include, but are not limited to, temporary noise barriers or noise blankets around stationary construction noise sources.
- Use electric air compressors and similar power tools rather than diesel equipment, where feasible.
- All stationary construction equipment (e.g. air compressor, generators, impact wrenches, etc.) shall be operated as far away from residential uses as possible and shall be shielded with temporary sound barriers, sound aprons or sound skins.
- Construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than 30 minutes.
- During all construction activities, the job superintendent shall limit all construction-related activities to between the hours 6:30 a.m. and 8:00 p.m. Monday through Saturday.
- Clearly post construction hours, allowable workdays, and the phone number of the job superintendent at all construction entrances to allow the surrounding property owners/occupants to contact the job superintendent. If the City or the job superintendent receives a complaint, the superintendent shall investigate, take appropriate corrective actions and report the actions to the complainant.

The following section summarizes and incorporates the reference information from the following report (contained in Appendix E to this IS/MND):

- Christopher Jeans & Associates, Inc., Acoustical Analysis, Juniper Grove Apartments, City of Palmdale, November 15, 2018.

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Less Than Significant with Mitigation Incorporated. A significant impact may occur if the Proposed Project would generate excess noise that would cause the ambient noise environment at the Project Site to exceed noise level standards set forth in the PMC. Implementation of the Proposed Project would result in an increase in ambient noise levels during both construction and

operation, as discussed in further detail below. The increased noise from construction activities would be temporary and limited by the PMC Section 8.28.030 that restricts construction activity on Sunday and any other time between the hours of 8:00 p.m. and 6:30 a.m. the following day. Further, General Plan Policy N1.2.2 restricts construction hours during the evening, early morning, and Sundays. Based upon compliance with the requirements of the Municipal Code, short-term construction noise impacts would be reduced to less than significant levels. Therefore, impacts associated with the exposure of persons to noise levels in excess of standards contained within the General Plan will be less than significant.

The construction of the Proposed residential use would generate short term noise impacts. Construction activities have a short and temporary duration, lasting from a few days to a period of several months. Groundborne noise and other types of construction related noise impacts would typically occur during the initial site preparation, which can create the highest levels of noise. Generally, site preparation has the shortest duration of all construction phases. Activities that occur during this phase include earthmoving and soils compaction. High groundborne noise levels can occur during this phase due to haul trucks, backhoes, and other heavy-duty construction equipment. Construction activities have the potential to expose adjacent land uses to noise levels between 70 and 90 decibels at 50 feet from the noise source. The degree of noise impact would be dependent upon the distance between the construction activity and the noise receptor. With compliance of the Municipal Code and Mitigation Measure NOI-1, short-term construction noise impacts would be reduced to a less than significant level.

b) Generation of, excessive groundborne vibration or groundborne noise levels?

Less Than Significant Impact. Excavation and earthwork activities for the Proposed Project have the potential to generate low levels of groundborne vibration. The operation of construction equipment generates vibrations that propagate through the ground and diminishes in intensity with distance from the source. Vibration impacts can range from no perceptible effects at the lowest vibration levels, to low rumbling sounds and perceptible vibration at moderate levels, to slight damage of buildings at the highest levels. Thus, construction activities associated with the Proposed Project could have an adverse impact on sensitive structures (i.e., building damage).

Construction vibration impacts include human annoyance and building damage. Human annoyance occurs when construction vibration rises significantly above the threshold of human perception for extended periods of time. Building damage can be cosmetic or structural. Ordinary buildings that are not particularly fragile would not experience any cosmetic damage (e.g., plaster cracks) at distances beyond 25 feet. This distance can vary substantially depending on the soil composition and underground geological layer between vibration source and receiver. The closest buildings to the Project Site are located more than 50 than feet to the south of the Proposed Project. The generation and/or exposure of persons or structures to excessive groundborne vibration is not anticipated to be significant due to the distance from the Project Site. Therefore, the Proposed Project will have a less than significant impact.

c) For a Project located within the vicinity of a private airstrip or 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?

Less Than Significant Impact. A significant impact may occur if the Proposed Project were located within an airport land use plan and would introduce substantial new sources of noise or substantially add to existing sources of noise within or in the vicinity of the Project Site. The Project Site is not located within two miles of a private airstrip or public use airport. The Proposed Project would not expose people to excessive noise levels associated with airport uses as it is not located within two miles of a public airport or public use airport. Therefore, impacts from exposure to airport noise would be less than significant.

XIV. Population and Housing

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the Project:				
a. Induce substantial unplanned 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Induce substantial unplanned 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)?

Less Than Significant Impact. A significant impact may occur if the Proposed Project would locate new development such as homes, businesses, or infrastructure, with the effect of substantially inducing growth in the Proposed area that would otherwise not have occurred as rapidly or in as great a magnitude. The Project will result in 101 dwelling units within an urbanized area of the City. The Proposed Density Bonus Agreement (PMC 17.25.110) will provide a 35 percent density bonus and will increase the number of dwelling units per acre units over that permitted as of right within the R-3 zone. The Project Site is currently zoned to permit 16 du/ac,

which allows for the development of 76 units on the Project Site. However, the approval of a Density Bonus Agreement will permit 103 dwelling units to be developed. The Proposed Project consists of 101 dwelling units. The Applicant is also requesting to obtain density bonus incentives in conjunction with the Proposed affordable housing development. The requested incentives include open area reduction, private patio size reduction, and reduced travel distance to parking. The incentives are permitted under State law and the PMC for housing designated for low income residents. The Proposed Project will provide 100 percent of the units reserved for occupancy by low income households, exclusive of one manager's unit. Based upon this, it is not anticipated that this development will significantly alter where people locate or the residential density within this area. Therefore, development of the Proposed Project would not induce substantial population growth in the area and impacts would be less than significant.

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No Impact. A significant impact may occur if the Proposed Project would result in the displacement of existing housing units, necessitating the construction of replacement housing elsewhere. The Proposed Project would consist of the development of a multi-family residential development on a site that is currently vacant and not previously developed. No displacement of existing housing would occur with the Proposed Project. Thus, no impact would occur.

XV. Public Services

Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Fire protection?

Less Than Significant Impact. A Project would normally have a significant impact on fire protection if it requires the addition of a new fire station or the expansion, consolidation or relocation of an existing facility to maintain service.

Fire Station 37, located at 38318 9th Street East, is located approximately 1.2 miles (driving distance) northeast of the Project Site. The Los Angeles County Fire Department has previously indicated that there are service deficiencies within certain areas due to the incremental growth that has occurred over the years. However, the City of Palmdale has adopted a Fire Facilities Impact Fee Ordinance and compliance with that mitigates impacts to fire protection services. Additionally, the applicant is required to comply with all standards including public and private fire hydrants which provide water pressure and durations as specified by the Los Angeles County Fire Department. Therefore, this does not constitute the potential for a significant adverse impact to fire protection.

b) Police protection?

Less Than Significant Impact. A significant impact may occur if the Los Angeles County Sheriff's Department could not adequately serve a Project, necessitating a new or physically altered station that would result in a physical adverse impact upon the environment.

The Palmdale Sheriff's Station, located at 750 East Avenue Q, is located approximately 1.7 miles northeast of the Project Site. Standard conditions of approval, developed by the Public Safety Office in conjunction with the Los Angeles County Sheriff's Department, will be applied to the Project requiring adequate lighting, ensuring that landscaping and other barriers physical security measures. In addition, the Applicant would be required to pay development impact fees to the City for police protection services. These fees are intended to offset any potential increase in services required by a project. Based upon the implementation of identified standards and conditions, impacts to police protection will be less than significant.

c) Schools?

Less Than Significant Impact. A significant impact may occur if a Project includes substantial employment or population growth, which could generate a demand for school facilities that would exceed the capacity of the Palmdale School District or the Antelope Valley Union High School District.

Prior to issuance of a building permit, the Applicant must pay all applicable school facility development fees in accordance with California Government Code Section 65995. Both the Palmdale School District and the Antelope Valley Union High School District have established school impact fees. Pursuant to Government Code Section 65995, payment of development fees authorized by SB 50 are deemed to be "full and complete school facilities mitigation." With the payment of School Development Fee, the Proposed Project's potential impact upon public school services would be less than significant.

d) Parks?

Less Than Significant Impact. A significant impact would occur if the recreation and park services available could not accommodate the Projected population increase resulting from implementation of a Project or if the Proposed Project resulted in the construction of new recreation and park facilities that create significant direct or indirect impacts to the environment.

A significant impact generally occurs if a Project includes substantial population growth through residential development that could generate an increased demand in recreational and park facilities. The Proposed Project includes the development of a three-story 142,014 square-foot multi-family residential development. Any incremental need for open space as a result of the Proposed Project would be met by the Proposed Project's Proposed landscaping and open space areas. The Proposed Project would provide open space such as a break room, library, community room, fitness room, as well as approximately 30,800 square feet of open space amenities such as a recreational play structure, a tot lot swing set, fitness walk, outdoor terrace areas, and a paseo that leads throughout the Project Site. As such, the Proposed Project would not be expected to increase demand on the surrounding area and surrounding recreation and park facilities. In addition, residents of the Proposed Project would likely use park facilities at Pelona Vista Park, due to its location approximately 0.5 miles west of the Project Site. Development of the Project Site is anticipated to increase the City's population and thereby increase demand for parks and recreational programs. This increase was anticipated in adoption of the City's General Plan and determined to be mitigated through payment of park impact fees by developers of residential property. These parkland development fees would prevent overuse and deterioration of existing parks and recreational facilities as the Project would fund improvements to existing park and recreational facilities. Any increase in recreation and park facilities use would be minimal, and a less than significant impact would occur.

e) Other public facilities?

Less Than Significant Impact. A significant impact may occur if a Project includes substantial employment or population growth that could generate a demand for other public facilities, which would exceed the capacity available to serve the Project Site.

Review of the Project indicates that this development will not create any unique public facilities which require extensive maintenance. The property owner will maintain all landscaping and buildings on-site. No portion of this Project is expected to have a significant impact on maintenance of public facilities as the Project will be assessed for drainage, sewer, and traffic impact fees to offset such impacts. The Proposed Project will result in the improvement of some additional right-of-way along Division Street and Avenue R, which will require additional maintenance but is not expected to be a significant increase beyond the existing conditions. The Project will also be required to pay a General Public Facility Development Impact Fee to mitigate impacts for public facilities. Therefore, the Proposed Project does not represent the potential for a significant adverse impact to public services.

XVI. Recreation

	Potentially Significant Impact	Less Than Significant with 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Would the Project Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated?

Less Than Significant Impact. For the purpose of this Initial Study, a significant impact may occur if the Project would include substantial employment or population growth, which would 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.

As discussed above, the Proposed Project proposes a three-story multi-family residential development. The Proposed Project would contribute to population growth in the area and would provide approximately 30,800 square feet of on-site open space for the Proposed residential uses. As such, the Proposed Project is not expected to result in the substantial increase in use of recreation and park facilities. In addition, the City of Palmdale requires the payment of park dedication fees from all new residential development. Payment of such fees is intended to support future acquisition of land and improvement of parks and recreational facilities within the City. At times, the City also may allow a developer the option for the dedication of park land in lieu of park fees. Accordingly, the Proposed Project's impacts upon parks and recreational facilities would be less than significant.

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?

Less Than Significant Impact. A significant impact may occur if a Project includes or requires the construction or expansion of park facilities and such construction would have a significant adverse effect on the environment. Development of the Project Site is anticipated to increase the City's population and thereby increase demand for parks and recreational programs. This increase was anticipated in adoption of the City's General Plan and determined to be mitigated through payment of park impact fees by developers of residential property. As such, the Proposed Project would not result in a substantial increase in use of recreational and park facilities and does not require the construction or expansion of recreational facilities that might have an adverse impact on the environment. Therefore, a less than significant impact would occur.

XVII. Transportation/Traffic

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the Project:				
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The following section summarizes and incorporates by reference the information provided in the Juniper Grove Project Trip Generation Analysis & Transportation Impact Assessment, Avenue R & Division Street, City of Palmdale, prepared by Crain & Associates, dated February 5, 2019. The Transportation Study is provided as Appendix F to this IS/MND.

a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

Less Than Significant Impact. The Transportation Study analyzed the potential Project-generated traffic impacts on the street system in the vicinity of the Project Site by providing a Trip Generation Analysis and Transportation Impact Assessment.

Street System

Primary regional access to the Project Site is provided by the Antelope Valley Freeway (State Route 14). The major roadways serving the Project Site are Avenue R and Division Street.

Project Impacts

Project Trip Generation

The number of trips expected to be generated by the Project was estimated using rates published in the ITE Trip Generation Report, 10th Edition, 2017.

The rates relate the number of vehicle trips traveling to and from the Project Site. Table 5, below, shows the Project trip generation rates and estimates. As shown, the Project is estimated to generate approximately 549 daily trips, including 36 during the morning peak hour (9 inbound, 27 outbound) and 44 during the afternoon peak hour (27 inbound, 17 outbound). Also as shown as shown in Table 5, no trip credits were applied to the baseline trip estimates that would account for the affordable housing nature of the Project, thereby resulting in more conservative trip estimates

Table 5
Project Trip Generation Estimates

Land Use	Size	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Trip Generation Rates ^a								
Multifamily Housing (ITE 221)	1 du	5.44	26%	74%	0.36	61%	39%	0.44
Proposed Project Trip Generation								
Multifamily Housing (Mid-Rise)	101 du	549	9	27	36	27	17	44
Total New Project Trips:		549	9	27	36	27	17	44
Notes: du = dwelling unit								
^a Source: Trip Generation, 10 th Edition (Institute of Transportation Engineers, 2017).								
Source: Crain & Associates, <u>Juniper Grove Project Trip Generation Analysis & Transportation Impact Assessment, Avenue R & Division Street, City of Palmdale</u> , February 5, 2019.								
The Transportation Study is provided as Appendix F to this IS/MND.								

Project Transportation Impacts – City Guidelines

The current Congestion Management Plan for the city of Palmdale is the 2010 Congestion Management Program (CMP) for Los Angeles County, prepared by the Los Angeles County Metropolitan Transportation Authority ("Metro"). Per the CMP Appendix D Guidelines, projects are subject to a Transportation Impact Analysis if the Proposed Project will add 50 or more trips during the AM or PM weekday peak hours. Given that the Project would add no more than 44 vehicle trips to the local street system during the either weekday peak hour, the Project would not meet the City's peak-hour threshold for impact analysis and would not be expected to result in a significant transportation impact to any of the surrounding intersections or roadway segments. Therefore, per City guidelines, no further analysis of transportation impacts is required.

b) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

Less Than Significant Impact. A significant impact would occur if the Proposed Project conflicts with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways.

Per comments provided by the City of Palmdale Office of the Traffic/Transportation Engineer (dated December 19, 2018) as part of the Development Advisory Board Review of Pre-Application 18-030 for the Project, a traffic study should be prepared "in compliance with the Congestion Management Plan." The current Congestion Management Plan for the City of Palmdale is the 2010 Congestion Management Program (CMP) for Los Angeles County, prepared by the Los Angeles County Metropolitan Transportation Authority ("Metro"). Appendix F of the 2010 CMP outlines its recommended guidelines for CMP transportation impact analysis.

Per Section D.4 of Appendix F, the study area for a Project transportation impact analysis must include all CMP arterial monitoring intersections where a Project will contribute 50 or more trips during the weekday AM or PM peak hour; CMP arterial segments where a Project will add 50 or more trips during the weekday AM or PM peak hour; and freeway mainline monitoring locations where a Project will contribute 150 or more trips, in either direction, during the weekday AM or PM peak hour. As shown in Table 5, the Proposed Project would contribute no more than 44 vehicle trips to the local street system during the either weekday peak hour. Thus, the Proposed Project would not meet any of the abovementioned trip threshold criteria for impact analysis. The 2010 CMP also requires that all Projects consider potential transit impacts. As shown in Table 5, no transit adjustment was applied to the Project trip generation given that there is no fixed transit service within a comfortable walking distance of the Project Site (0.5 miles).

However, per the 2010 CMP guidelines, person transit trips can generally be estimated by multiplying the total vehicle trips by a factor of 1.4 to convert to person trips, then multiplying those trips by 3.5 percent to determine person transit trips. Per this methodology, the number of Proposed Project person transit trips would be approximately 27 daily person transit trips, with 2 AM peak-hour and 2 PM peak-hour person transit trips. Based on the most recent available Antelope Valley Transit Authority (AVTA) Line-by-Line Analysis (Dan Boyle & Associates, Revised August 2010), the three bus lines closest to the Project Site operate experience ridership levels well below capacity on weekdays. AVTA Routes 1, 2, and 3 operated on weekdays with average seat utilizations of 42.6 percent, 21.7 percent, and 13.3 percent, respectively. Although the line-by-line analysis was performed in 2010 and these transit lines have been modified in the intervening years, it is reasonable to assume that the local transit system still offers substantial available ridership capacity. The daily and peak-hour levels of Proposed Project transit ridership are anticipated to have a minimal impact on the surrounding transit network. Therefore, it is

expected that the incremental additions of Proposed Project person transit trips would not have a significant impact on transit service in the study area. Thus, no further analysis of transportation impacts is required.

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?

No Impact. A significant impact would occur if the Proposed Project would cause a change in air traffic patterns that would result in a substantial safety risk. The Proposed Project does not include any aviation-related uses and would have no airport impact. It would also not require any modification of flight paths for the existing airport. The Project Site is not located within the U.S. Air Force, Plant 42, Air Installation Compatible Use Zone (AICUZ) designated areas and the Proposed Project will not result in direct impact to air traffic. Therefore, no impact would occur.

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less Than Significant Impact. A significant impact may occur if the Proposed Project includes new roadway design or introduces a new land use or features into an area with specific transportation requirements and characteristics that have not been previously experienced in that area, or if Project Site access or other features were designed in such a way as to create hazardous conditions. The Proposed Project would not include unusual or hazardous design features.

The Proposed Project would provide two full-access driveways, including one to Avenue R and one to Division Street. The first driveway would intersect the south side of Avenue R near the eastern boundary of the Project Site. A median is required at this intersection, limiting turning movements to right turn entry and exit only. City staff has also recommended that a right-turn lane be provided for eastbound traffic on Avenue R at the Project driveway. The second driveway would intersect the east side of Division Street near the southern boundary of the Project Site. The driveway is Proposed as a full-access facility. City staff has recommended that a left-turn pocket be provided for southbound traffic on Division Street at the Project driveway. Each of the driveways would be equipped with security gates that will be set back approximately 70 to 80 feet from the Project property line.

e) Result in inadequate emergency access?

Less Than Significant Impact. A significant impact may occur if the Project design would not provide emergency access meeting the requirements of the LAFD, or in any other way threatened the ability of emergency vehicles to access and serve the Project Site or adjacent uses. As previously discussed in Section VIII(g), the Project Site is not located in a disaster route according to the Palmdale General Plan. Development of the Project Site may require temporary and/or partial street closures due to construction activities. Nonetheless, while such closures may cause temporary inconvenience, they would not be expected to substantially interfere with emergency response or evacuation plans. The Proposed Project would not cause permanent alterations to

vehicular circulation routes and patterns, impede public access or travel upon public rights-of-way. Further, the Proposed Project would be developed in a manner that satisfies the emergency response requirements of the LAFD. There are no hazardous design features included in the access design or site plan for the Proposed Project that could impede emergency access. Furthermore, the Proposed Project would be subject to the site plan review requirements of the LAFD and the Los Angeles County Sheriff's Department to ensure that all access roads, driveways and parking areas would remain accessible to emergency service vehicles. Therefore, the Proposed Project would not be expected to result in inadequate emergency access and impacts would be less than significant.

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

No Impact. A significant impact may occur if the Proposed Project would conflict with adopted policies or involve modification of existing alternative transportation facilities located on- or off-site. According to the Transportation Study, the three bus lines closest to the Project Site (AVTA Routes 1, 2, and 3) all experience ridership levels well below capacity on weekdays. The daily and peak-hour levels of Project transit ridership are anticipated to have a minimal impact on transit service in the study area. The Proposed Project would not require the disruption of public transportation services or the alteration of public transportation routes. The incremental transit riders resulting from the Proposed Project are not anticipated to result in a significant impact on transit lines serving the area. Since the Proposed Project would not modify or conflict with any alternative transportation policies, plans or programs, it would have no impact on such programs.

XVIII. Tribal Cultural Resources

Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The following section summarizes information from the Cultural Resources Investigation Report, Juniper Grove Development Project, City of Palmdale, Los Angeles County, California, dated October 29, 2019, prepared by Paleo Solutions. ("Cultural Resources Investigation Report"). The Cultural Resources Investigation Report is included as Appendix I to this IS/MND.

Mitigation Measure:

TCR-1: A Treatment and Disposition Plan (TDP) shall be established, in good faith consultation with all relevant Parties, prior to the commencement of any and all ground-disturbing activities for the project, including any archaeological testing. The TDP will provide details regarding the process for in-field treatment of inadvertent discoveries and the disposition of inadvertently discovered non-funerary resources. Inadvertent discoveries of human remains and/or funerary object(s) are subject to California State Health and Safety Code Section 7050.5, and the subsequent disposition of those discoveries shall be decided by the Most Likely Descendent (MLD), as determined by the Native American Heritage Commission (NAHC), should those findings be determined as Native American in origin.

a) Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?

Less Than Significant with Mitigation Incorporated. Public Resources Code Section 21084.2 establishes that "[a] Project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a Project that may have a significant effect on the environment." A Project would cause a substantial adverse change in the significance of a tribal

cultural resource with cultural value to a California Native American tribe if such resource is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or if such resource is determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. PRC 5024.1(c) states that "[a] resource may be listed as an historical resource in the California Register if it meets any of the following National Register of Historic Places criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
2. Is associated with the lives of persons important in our past.
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
4. Has yielded, or may be likely to yield, information important in prehistory or history.

As discussed in response to Section V(b), Paleo Solutions Inc., was retained to research the prior archaeological studies recorded in the project vicinity and perform a site-specific cultural resources investigation report for the Proposed Project Site. The Cultural Resources Investigation Report includes a detailed description of the regional prehistory and ethnography of the Mojave Desert. Ethnographic accounts indicate that the Serrano were the dominant group of Native Americans in the region that includes the Project area. The Serrano occupied an area in and around the San Bernardino Mountains between approximately 1,500 and 11,000 feet above mean sea level. Their territory extended west into the Cajon Pass, east as far as Twentynine Palms, north to Victorville, and south to the Yucaipa Valley. The project area is also in the region occupied by the Tataviam before and at the time of European contact. The Tataviam lived primarily in the area along the upper Santa Clara River drainage and the Transverse Range in the Tejon Pass area. The Cultural Resources Investigation Report concluded that no previously or newly recorded resources were identified during either the records search or the field survey. Based on these findings, Paleo Solutions concluded that no further cultural resources studies are recommended. As noted above, the Proposed Project would not require excavation for subterranean parking. However, it is possible that unknown tribal cultural resources could be discovered on the Project Site, and if proper care is not taken during construction, damage to or destruction of these unknown remains could occur. Mitigation Measure TCR-1 has been incorporated because the presence or absence of such materials cannot be determined until the site is excavated. Periodic monitoring during construction is required to identify any previously unidentified archaeological resources uncovered by Project construction activity. With the implementation of Mitigation Measure TCR-1, potential impacts to tribal cultural resources would be less than significant.

b) Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

Less Than Significant Impact. The Public Resources Code requires a lead agency to consult with any California Native American tribe that requests consultation and is traditionally and culturally affiliated with the geographic area of a Proposed Project. Pursuant to the procedures imposed by AB 52, pre-consultation request letters were sent on April 11, 2019 to local Native American Tribal representatives who are on file with the Department of City Planning as having requested to be notified of future development Projects. The City of Palmdale received two responses and consultation is ongoing. Based on the Project Site's lack of any known Native American resources or cultural or sacred sites, the probability for the discovery of a known site, feature, place, cultural landscape, sacred place, or object with cultural value to a California Native American Tribe is considered low. Notwithstanding the lack of evidence of archaeological resources within the project area, mitigation measures CUL-1, CUL-2 and TCR-1 are recommended to address the discovery of inadvertent finds. With the mitigation measures referenced above, impacts to tribal cultural resources would be less than significant during Project construction.

XIX. Utilities and Service Systems

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Would the Project:

- a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in a determination by the wastewater treatment provider which serves or may serve the Project that it has adequate capacity to serve the Project's Projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Less Than Significant Impact. A significant impact may occur if a Project would increase water consumption or wastewater generation to such a degree that the capacity of facilities currently serving the Project Site would be exceeded.

The Project Site will be served by the Palmdale Water Reclamation Plant. In 2000, the Regional Water Quality Control Board, Lahontan Region (RWQCB- LR) revised the Waste Discharge Requirements for the Palmdale Water Reclamation Plant. The RWQCB-LR ordered the Sanitation District to remedy suspected nitrate contamination resulting, in part, from historical land application and agricultural practices. As a result, the District has implemented several recommendations, including restrictions that have eliminated two previous disposal methods for wastewater. They have also entered into a 20-year lease with Los Angeles World Airports in 2002 for 2,680 acres located north and east of the reclamation plant to provide additional disposal area for wastewater. Based upon the ongoing compliance with RWQCB-LR requirements, the Project will not individually or cumulatively cause the wastewater treatment requirements to exceed those

specified within the 1994 Water Quality Control Plan for the Lahontan Region (1994 Basin Plan) and impacts will be less than significant.

b) Have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry and multiple dry years?

Less Than Significant Impact. A significant impact may occur if a Project would increase water consumption to such a degree that new water sources would need to be identified.

The Proposed Project's water supply will come from the Palmdale Water District. The Palmdale Water District will review and comment on copies of the Proposed Project plans. City General Plan policies required that any water infrastructure necessary to serve the site would be financed and constructed by the Project. Based on the District's present system capacity and planned improvement Projects, sufficient water facilities are available to serve the Project and the construction of new facilities or the expansion of existing facilities will not be required.

The Palmdale Sewer Maintenance District owns, operates, and maintains the City's wastewater collection system. Wastewater flows are discharged to local collector and lateral sewer lines for conveyance to trunk mainlines. The County Sanitation Districts of Los Angeles County Districts own, operate, and maintain only the trunk mainline sewers that form the backbone of the regional wastewater conveyance system. The wastewater generated by the Project Site will be collected by the Districts and conveyed for treatment to the Palmdale Water Reclamation Plant District 20.

The County Sanitation Districts have been provided copies of the Proposed plans for review, in order to determine if adequate capacity exists within the District's wastewater treatment facilities to serve the development and if District's facilities would be impacted. According to correspondence received by the County Sanitation Districts of Los Angeles County on April 8, 2019, the wastewater flow originating from the Proposed Project will discharge to a local sewer line, which is not maintained by the Districts, for conveyance to the Districts' 5th Street East Trunk Sewer, located in 5th Street East at Avenue R. The Districts 12-inch diameter trunk sewer has a capacity of 1.3 million gallons per day (mgd) and conveyed a peak flow of 0.5 mgd when last measured in 2017. Additionally, PMC Section 13.08.010, Sanitary Sewer Policy, requires that all new buildings constructed for human occupancy in the City of Palmdale be connected to a public sewer unless the parcel complies with General Plan Policy PS 2.2.4. In addition, Section 13.08.090, Sewer Permit - Determination of Capacity - Agreement on Future Assessments, states that no sewer permit shall be issued for the direct connection of any lot to a public sewer which was not designed for and intended to directly serve such lot unless the City first determines that there is additional capacity available in such sewer beyond that required to serve the property for which it was designed, and Section 13.08.120, Connection to Public Sewer-- Payment of Fees Required, states that any person desiring to connect to a public sewer shall, as a prerequisite to obtaining the permits required by PMC Chapter 13.08, pay all fees or charges which may be required by the City of Palmdale. Therefore, the Proposed Project will not require or result in the construction of new water or wastewater treatment facilities and impacts will be less than significant.

c) Result in a determination by the wastewater treatment provider which serves or may serve the Project that it has adequate capacity to serve the Project's Projected demand in addition to the provider's existing commitments?

Less Than Significant Impact. A significant impact would occur if a Project exceeds wastewater treatment requirements of the applicable Regional Water Quality Control Board. Section 13260 of the California Water Code states that persons discharging or proposing to discharge waste that could affect the quality of the waters of the State, other than into a community sewer system, shall file a Report of Waste Discharge (ROWD) containing information which may be required by the appropriate Regional Water Quality Control Board (RWQCB). The RWQCB then authorizes an NPDES permit that ensures compliance with wastewater treatment and discharge requirements.

Wastewater from the Project Site is conveyed via municipal sewage infrastructure maintained by the Palmdale Water Reclamation Plant, which has a capacity of 12 mgd and currently produces an average recycled water flow of 8 mgd. The expected average wastewater flow from the Project is 15,756 gallons per day. The PWRP is a public facility and, therefore, is subject to the State's wastewater treatment requirements. Wastewater from the Project Site is and would continue to be treated according to the wastewater treatment requirements enforced by the RWQCB-LR. Therefore, a less than significant impact would occur.

d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Less Than Significant Impact. A significant impact may occur if a Project were to increase solid waste generation to a degree such that the existing and Projected landfill capacity would be insufficient to accommodate the additional solid waste. State law (AB 341) currently requires at least 50% solid waste diversion and establishes a state-wide goal of not less than 75% of solid waste generated be source reduced, recycled, or composted by the year 2020. Moreover, state law requires mandatory commercial recycling in all businesses and multi-family complexes and imposes additional reporting requirements on local agencies. The Proposed Project would utilize the Antelope Valley Public Landfill. The Proposed Project would follow all applicable solid waste policies and objectives that are required by law, statute, or regulation. Under the requirements of the hauler's AB 939 Compliance Permit from the Bureau of Sanitation, all construction debris would be delivered to a Certified Construction and Demolition Waste Processing Facility. In compliance with AB 341, recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass and other recyclable material. These bins shall be emptied and recycled accordingly as a part of the Proposed Project's regular solid waste disposal program. Therefore, a less than significant impact would occur.

Therefore, compliance with City Ordinances associated with minimizing water usage, impacts to water supplies will be reduced to a less than significant level.

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Less Than Significant Impact. Solid waste management in the State is primarily guided by the California Integrated Waste Management Act of 1989 (AB 939), which emphasizes resource conservation through reduction, recycling, and reuse of solid waste. The PMC mandates that all commercial developments within the City limits maintain trash service with the city's franchise, Waste Management, Inc. The Proposed Project will be required to participate in regional source reduction and recycling programs further reducing the amount of solid waste to be disposed of at the Antelope Valley Public Landfill. In order for the County Sanitation Districts to conform to the requirements of the Federal Clean Air Act (CAA), the capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by SCAG. Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the SCAQMD and the AVAQMD in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CCA. All expansions of the Districts' facilities must be sized, and service phased in a manner that will be consistent with the SCAG regional growth forecasts. The Proposed Project will therefore comply with federal, state and local statutes and will not result in any significant impacts related to solid waste.

XX. Wildfire

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the Project:				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose Project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Responses a through d: No Impact. A potential significant impact upon wildfire hazards could occur if the Project Site were to be located on state responsibility areas or lands classified as very high fire hazard severity zones. The Proposed Project Site is not located within a state responsibility area or land classified as a very high fire hazard severity zone. Therefore, this checklist question is not applicable to the Proposed Project and no impact would occur.

XXI. Mandatory Findings of Significance

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Does the Project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Does the Project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a Project are considerable when viewed in connection with the effects of past Projects, the effects of other current Projects, and the effects of probable future Projects)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Does the Project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) Does the Project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Less Than Significant with Mitigation Incorporated. A significant impact would occur only if the Proposed Project results in potentially significant impacts for any of the above issues. The Proposed Project is located in an urban area and would have no unmitigated significant impacts with respect to biological resources or California's history or pre-history. As noted in the analysis above, the Project Site is vacant, however, it does not support any substantial habitat of a fish or wildlife species. No native vegetation exists on the Project Site. Compliance with standard regulatory compliance measures would reduce potential impacts upon migratory bird species associated with the Proposed tree removals, should construction commence during the breeding season.

Additionally, although no known direct impacts to historic resources are anticipated, compliance with existing regulations and Mitigation Measures CUL-1 and CUL-3 would ensure any impacts upon cultural resources are at a less than significant level in the unlikely event any such historic, or archaeological materials are accidentally discovered during the construction process.

With respect to paleontological resources, Mitigation CUL-2 has been incorporated. Excavations that extend down below five feet may encounter significant fossil vertebrate specimens. The Proposed Project does not propose any subterranean levels, however, any substantial excavations below the uppermost layers in the Proposed Project area is required to be monitored

closely to quickly and professionally recover any fossil remains discovered while not impeding development. With adherence to regulatory compliance measures and Mitigation Measure MM-BIO-1 and 2, any impacts to biological resources and hydrology would be mitigated to a less-than-significant level. Therefore, with mitigation and adherence to regulatory compliance measures, the Proposed Project would not have the potential to degrade the quality of the environment, reduce or threaten any fish or wildlife species (endangered or otherwise), or eliminate important examples of the major periods of California history or pre-history.

b) Does the Project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a Project are considerable when viewed in connection with the effects of past Projects, the effects of other current Projects, and the effects of probable future Projects)?

Less than Significant with Mitigation Incorporated. A significant impact may occur if the Proposed Project, in conjunction with other related Projects in the area of the Project Site, would result in impacts that would be less than significant when viewed separately, but would be significant when viewed together. As concluded in this analysis, the Proposed Project’s incremental contribution to cumulative impacts related to aesthetics, agriculture and forestry resources, air quality, biological resources, cultural resources, geology/soils, greenhouse gas emissions, hazards/hazardous materials, hydrology/water quality, land use/planning, mineral resources, noise, population/housing, public services, recreation, transportation/traffic, utilities, tribal cultural resources, and wildland fire hazards would be less than significant with the incorporation of mitigation measures BIO-1, BIO-2, CUL-1, CUL-2, CUL-3, HAZ-1, NOI-1, and TCR-1. As such, the Proposed Project’s contribution to cumulative impacts would be less than significant.

c) Does the Project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Less Than Significant with Mitigation Incorporated. A significant impact may occur if the Proposed Project has the potential to result in significant impacts, as discussed in the preceding sections. Based on the preceding environmental analysis, the Proposed Project would not have significant environmental effects on human beings, either directly or indirectly after mitigation. Thus, with mitigation measures HAZ-1 and NOI-1, any potentially significant impacts to humans would be less than significant.

Section 5. Preparers and Persons Consulted

Lead Agency

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38250 Sierra Highway
Palmdale, California 93550

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Project Applicant

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Noise Consultant

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Hydrology

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Matt Plourde

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Monrovia, CA 91016

Liz Denniston, Cultural Resources Principal Investigator
Evelyn Chandler, Cultural Resources Program Manager

MITIGATION MONITORING AND REPORTING PROGRAM

Project No.: SPR 19-004 and DBA 19-001

Date: November 5, 2019

MITIGATION MEASURE	DEPARTMENT	ACTION(S) REQUIRED	REQUIRED TIME OF COMPLIANCE	ACTION TAKEN	VERIFIED BY/DEPT.	DATE	FURTHER ACTION NEEDED
BIOLOGICAL RESOURCES							
BIO-1	Planning	<p>If Project grading/construction activities are scheduled to occur during the nesting season for breeding birds (typically January 15th through September 30th), the following measures shall be implemented:</p> <ol style="list-style-type: none"> 1. Within seven days prior to commencement of grading/construction activities, a qualified biologist shall perform a pre-construction survey of all proposed work limits and within 500 feet of the proposed work limits. 2. If active avian nest(s) of non-special- status species are discovered within or 500 feet from the work limits, a buffer shall be delineated around the active nest(s) measuring 300 feet for passerines and 500 feet for raptors. A qualified biologist shall monitor the nest(s) weekly after commencement of grading / construction to ensure that nesting behavior is not adversely affected by such activities. 	Prior to grading or construction activities				

MITIGATION MEASURE	DEPARTMENT	ACTION(S) REQUIRED	REQUIRED TIME OF COMPLIANCE	ACTION TAKEN	VERIFIED BY/DEPT.	DATE	FURTHER ACTION NEEDED
BIOLOGICAL RESOURCES							
		<p>3. If the qualified biologist determines that nesting behavior of non-special-status species is adversely affected by grading/construction activities, then a noise mitigation program [i.e., within 10 calendar days prior to the start of construction activities (including removal of vegetation), a qualified biologist conducts a pre-construction survey to determine the presence or absence of nesting birds on the proposed area of disturbance; if nesting birds are detected, the biologist prepares a letter report and mitigation plan in conformance with applicable federal and State laws (e.g., appropriate follow-up surveys, monitoring schedules, construction and noise barriers / buffers) to ensure that take of birds or eggs or disturbance of breeding activities is avoided; the report/mitigation plan is submitted to the City for review/approval and implemented to the satisfaction of the City; and the Biologist verifies in a report to the City that all measures identified in the mitigation plan are in place prior to and/or during construction] shall be implemented in consultation with CDFW, to allow such activities to proceed. Once the young have fledged and left the nest(s), then grading/construction activities may proceed within 300 feet (500 feet for raptor species) of the fledged nest(s).</p>					

MITIGATION MEASURE	DEPARTMENT	ACTION(S) REQUIRED	REQUIRED TIME OF COMPLIANCE	ACTION TAKEN	VERIFIED BY/DEPT.	DATE	FURTHER ACTION NEEDED
BIOLOGICAL RESOURCES							
BIO-2	Planning	A burrowing owl survey shall be accomplished within 30 days prior to any ground disturbing activities to ensure the absence of burrowing owl within the boundaries of disturbance. If the presence of burrowing owls is discovered, the California Department of Fish and Wildlife shall be consulted, and standard protocols shall be adhered to, prior to the occurrence of any ground disturbance.	30 days prior to ground disturbing activities				
CULTURAL RESOURCES							
CUL-1	Planning	In the event that archeological resources are discovered during project grading, all work in the area of the find shall cease and a Los Angeles County certified archaeologist shall investigate the find and evaluate its significance under CEQA. If any significant archaeological resource(s) are discovered on the property, ground-disturbing activities shall be suspended 60 feet around the resource(s). The archaeological monitor and representatives of the appropriate Native American Tribe(s), the Project Applicant, and the City Planning Division shall confer regarding mitigation of the discovered resource(s) following the guidelines within the established Treatment and Disposition Plan, as described in TCR-1 . The landowner shall relinquish ownership of all archaeological artifacts that are of Native American origin found on the project site to the culturally affiliated Native American Tribe(s) for proper	30 days prior to issuance of grading permits				

MITIGATION MEASURE	DEPARTMENT	ACTION(S) REQUIRED	REQUIRED TIME OF COMPLIANCE	ACTION TAKEN	VERIFIED BY/DEPT.	DATE	FURTHER ACTION NEEDED
CULTURAL RESOURCES							
		treatment and disposition. A final report containing the significance and treatment findings shall be prepared by the archaeologist and submitted to the City Planning Division and the appropriate Native American Tribe(s).					
CUL-2	Planning	If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur within 100 feet of the find until the Los Angeles County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Los Angeles County Coroner determines the remains to be Native American, the Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then immediately identify the "most likely descendants(s)" for purposes of receiving notification of discovery. The most likely descendant(s) shall then make recommendations within 48 hours, and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.	During Project grading and construction				

MITIGATION MEASURE	DEPARTMENT	ACTION(S) REQUIRED	REQUIRED TIME OF COMPLIANCE	ACTION TAKEN	VERIFIED BY/DEPT.	DATE	FURTHER ACTION NEEDED
CULTURAL RESOURCES							
CUL-3	Planning	In the event that paleontological resources are encountered, all work shall stop at the discovery site. At that time, a qualified paleontological monitor shall be consulted to evaluate the find. Construction activities shall be temporarily redirected to another location on site (minimum of 100 feet from the location of the find) so that the monitor can recover any specimens encountered during excavation. All fossils/specimens collected during this work shall be deposited in a City approved museum repository for curation and storage.	During Project grading and construction				

MITIGATION MEASURE	DEPARTMENT	ACTION(S) REQUIRED	REQUIRED TIME OF COMPLIANCE	ACTION TAKEN	VERIFIED BY/DEPT.	DATE	FURTHER ACTION NEEDED
HAZARDS AND HAZARDOUS MATERIALS							
HAZ-1	Planning	<p>Construction Activity Near Schools:</p> <ul style="list-style-type: none"> • The Applicant and contractors shall maintain ongoing contact with the administrator of Palmdale Learning Plaza. The administrative offices shall be contacted when demolition, grading, and construction activity begin on the project site so that students and their parents will know when such activities are to occur. The developer shall obtain school walk and bus routes to the schools from the administrators and guarantee that safe and convenient pedestrian and bus routes to the school be maintained. • The Applicant shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety. • There shall be no staging or parking of construction vehicles, including vehicles to transport workers on Division Street, north of Avenue R adjacent to the school. • Due to noise impacts on the schools, no construction vehicles or haul trucks shall be staged or idled on Division Street, north of Avenue R, adjacent to the school, during school hours. 	During construction				

MITIGATION MEASURE	DEPARTMENT	ACTION(S) REQUIRED	REQUIRED TIME OF COMPLIANCE	ACTION TAKEN	VERIFIED BY/DEPT.	DATE	FURTHER ACTION NEEDED
NOISE							
NOI-1	Planning	<p>For all construction-related activities, noise attenuation techniques shall be employed, as appropriate, to reduce noise levels to the extent feasible during the construction phase. The following noise attenuation techniques shall be incorporated to reduce potential impacts of construction noise:</p> <ul style="list-style-type: none"> • Ensure that construction equipment is equipped with properly operating and maintained mufflers consistent with manufacturer's standards. • Place noise-generating construction equipment and locate construction staging areas away from sensitive receptors, where feasible. • Schedule high noise-producing activities between the hours of 7:00 a.m. and 5:00 p.m. to minimize disruption to sensitive receptors. • Implement noise attenuation measures to the extent feasible, which may include, but are not limited to, temporary noise barriers or noise blankets around stationary construction noise sources. • Use electric air compressors and similar power tools rather than diesel equipment, where feasible. 	During construction				

MITIGATION MEASURE	DEPARTMENT	ACTION(S) REQUIRED	REQUIRED TIME OF COMPLIANCE	ACTION TAKEN	VERIFIED BY/DEPT.	DATE	FURTHER ACTION NEEDED
NOISE							
		<ul style="list-style-type: none"> • All stationary construction equipment (e.g. air compressor, generators, impact wrenches, etc.) shall be operated as far away from residential uses as possible and shall be shielded with temporary sound barriers, sound aprons or sound skins. • Construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than 30 minutes. • During all construction activities, the job superintendent shall limit all construction-related activities to between the hours 6:30 a.m. and 8:00 p.m. Monday through Saturday. • Clearly post construction hours, allowable workdays, and the phone number of the job superintendent at all construction entrances to allow the surrounding property owners/occupants to contact the job superintendent. If the City or the job superintendent receives a complaint, the superintendent shall investigate, take appropriate corrective actions and report the actions to the complainant. 					

MITIGATION MEASURE	DEPARTMENT	ACTION(S) REQUIRED	REQUIRED TIME OF COMPLIANCE	ACTION TAKEN	VERIFIED BY/DEPT.	DATE	FURTHER ACTION NEEDED
TRIBAL CULTURAL RESOURCES							
TCR-1	Planning	A Treatment and Disposition Plan (TDP) shall be established, in good faith consultation with all relevant Parties, prior to the commencement of any and all ground-disturbing activities for the project, including any archaeological testing. The TDP will provide details regarding the process for in-field treatment of inadvertent discoveries and the disposition of inadvertently discovered non-funerary resources. Inadvertent discoveries of human remains and/or funerary object(s) are subject to California State Health and Safety Code Section 7050.5, and the subsequent disposition of those discoveries shall be decided by the Most Likely Descendent (MLD), as determined by the Native American Heritage Commission (NAHC), should those findings be determined as Native American in origin.	Prior to any ground-disturbing activities				

SHERMAN OAKS SENIOR HOUSING

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

LEAD CITY AGENCY City of Los Angeles	COUNCIL DISTRICT CD 4 - DAVID RYU
PROJECT TITLE ENV-2016-4283-MND	CASE NO. ZA-2016-4282-ELD-SPR

PROJECT LOCATION
14534-14536 WEST BURBANK BLVD

PROJECT DESCRIPTION

The demolition of a triplex and accessory structures for the construction, use, and maintenance of a new four-story Eldercare Facility with a maximum of 58 guest rooms, providing Assisted Living Care and Alzheimer's/Dementia care services. The building will have a maximum height of 46 feet, 56 feet to the top of the roof structures. The project proposes to provide one level of subterranean parking with 23 vehicular parking spaces, 10 short-term and 20 long-term bicycle parking spaces.

The requested entitlements are: Eldercare Facility Unified Permit to permit the construction of the eldercare facility with deviation request for increase density, height, floor area, reduce front yard parking, and reduced parking; as well as site plan review.

NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY

Florence RTM, Inc
5970 E. Florence Avenue
Bell Gardens, CA 90201

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
MAY SIRINOPWONGSAGON	CITY PLANNER	(213) 978-1372
ADDRESS	SIGNATURE (Official)	DATE
200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA. 90012		APRIL 5, 2017

I-120. Aesthetics (Light)

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

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

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

V-50. Cultural/Historic Resources

- The project will result in an impact on identified cultural/historical resources. However, the impact can be reduced to a less than significant level through compliance with the following measure(s):
- During the course of any ground disturbance activities, the applicant, or their agent, shall retain a professional Native American monitor(s). Ground disturbance activities shall include the following: excavating, digging, trenching, plowing, drilling, tunneling, quarrying, grading, leveling, removing peat, clearing, pounding posts, augering, backfilling, blasting, stripping topsoil or a similar activity. Monitoring of the project site during ground disturbance activities shall comply with the following:
- The applicant, or their agent, shall obtain a professional Native American monitor, or monitors, by contacting the Fernandeano Tataviam Band of Mission Indians. Prior to the issuance of a grading permit, evidence shall be provided to the Department of City Planning that monitor(s) have been obtained;
- A monitor shall be secured for each grading unit. In the event that there are simultaneous grading units operating at the same time, there shall be one monitor per grading unit;
- In the event that subsurface archaeological resources, human remains, or other tribal cultural resources are encountered during the course of ground disturbance activities, all such activities shall temporarily cease on the project site until the archaeological or other tribal cultural resources are assessed and subsequent recommendations are determined by a qualified archaeologist. In the event that human remains are discovered, there shall be no disposition of such human remains, other than in accordance with the procedures and requirements set forth in California Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98, including the required notification to the County Coroner and the Native American Heritage Commission;
- In the event that subsurface resources are encountered during the course of ground disturbance activities, the qualified archaeologist on site shall specify a radius around where resources were encountered to protect such resources until the procedures and requirements set forth in California Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98 have been fulfilled. Project activities may continue outside of the designated radius area.
- Copies of any subsequent prehistoric archaeological study, tribal cultural resources study or report, detailing the nature of any significant tribal cultural resources, remedial actions taken, and disposition of any significant tribal cultural resources shall be submitted to the South Central Coastal Information Center (SCCIC).

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

-
- Temporary construction fencing shall be placed along the periphery of the active construction areas to screen as much of the construction activity from view at the local street level and to keep unpermitted persons from entering the construction area.

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 4 - DAVID RYU	DATE:
RESPONSIBLE AGENCIES: Department of City Planning		
ENVIRONMENTAL CASE: ENV-2016-4283-MND	RELATED CASES: ZA-2016-4282-ELD-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: PROPOSED 4-STORY ELDERCARE FACILITY WITH 60 GUEST ROOMS INCLUDING 45 UNITS (75%) OF ASSISTED LIVING CARE UNITS AND 15 UNITS (25%) OF ALZHEIMER'S/DEMENTIA CARE UNITS.		
ENV PROJECT DESCRIPTION: The demolition of a triplex and accessory structures for the construction, use, and maintenance of a new four-story Eldercare Facility with a maximum of 58 guest rooms, providing Assisted Living Care and Alzheimer's/Dementia care services. The building will have a maximum height of 46 feet, 56 feet to the top of the roof structures. The project proposes to provide one level of subterranean parking with 23 vehicular parking spaces, 10 short-term and 20 long-term bicycle parking spaces. The requested entitlements are: Eldercare Facility Unified Permit to permit the construction of the eldercare facility with deviation request for increase density, height, floor area, reduce front yard parking, and reduced parking; as well as site plan review.		
ENVIRONMENTAL SETTINGS: The project site is a rectangular shaped site and is comprised of two parcels, with approximately 12,592 square feet of lot area. The project site is developed with a triplex and accessory structures constructed between 1940 and 1966. The project site is located on the southern side of Burbank Boulevard, a designated Boulevard II, within the Van Nuys - North Sherman Oak Community Plan. The Community Plan designates the project site with a land use designation of Medium Residential and the project site is zoned [Q]R3-1. The project site is not located within a specific plan or community design overlay. The site is located within the interim control ordinance area for Single Family neighborhoods within Council District 4 and 10. The project site is not located within an Alquist-Priolo Fault zone, but is located 6.9 km from the Hollywood Fault. The project site is located within a liquefaction area. The site is not located within a fire hazard zone or fire district 1, methane zone, flood zone, landslide, or tsunami zone. The properties to the north, east, and west are zoned [Q]R3-1 and are developed with one- to three-story multi-family residential buildings. Approximately 50 feet to the east, on both sides of Burbank Boulevard, the properties are zoned P-1VL and C2-1VL and are developed with commercial uses and surface parking. Properties to the south are zoned RD1.5-1 and are developed with single- and multi-family residential buildings.		
PROJECT LOCATION: 14534-14536 WEST BURBANK BLVD		
COMMUNITY PLAN AREA: VAN NUYS - NORTH SHERMAN OAKS STATUS: <input checked="" type="checkbox"/> Does Conform to Plan <input type="checkbox"/> Does NOT Conform to Plan	AREA PLANNING COMMISSION: SOUTH VALLEY	CERTIFIED NEIGHBORHOOD COUNCIL: SHERMAN OAKS

EXISTING ZONING: [Q]R3-1	MAX. DENSITY/INTENSITY ALLOWED BY ZONING: 1/500 GUEST ROOMS (3:1 FAR)	LA River Adjacent:
GENERAL PLAN LAND USE: MEDIUM RESIDENTIAL	MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION: 1/500 GUEST ROOMS (3:1 FAR)	
	PROPOSED PROJECT DENSITY: 58 Guest Rooms	

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 PLANNER

(213) 978-1372

Signature

Title

Phone

Evaluation Of Environmental Impacts:

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

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

Environmental Factors Potentially Affected:

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

<input checked="" type="checkbox"/> AESTHETICS <input type="checkbox"/> AGRICULTURE AND FOREST RESOURCES <input type="checkbox"/> AIR QUALITY <input checked="" type="checkbox"/> BIOLOGICAL RESOURCES <input checked="" type="checkbox"/> CULTURAL RESOURCES <input type="checkbox"/> GEOLOGY AND SOILS	<input type="checkbox"/> GREEN HOUSE GAS EMISSIONS <input type="checkbox"/> HAZARDS AND HAZARDOUS MATERIALS <input type="checkbox"/> HYDROLOGY AND WATER QUALITY <input type="checkbox"/> LAND USE AND PLANNING <input type="checkbox"/> MINERAL RESOURCES <input type="checkbox"/> NOISE	<input type="checkbox"/> POPULATION AND HOUSING <input checked="" type="checkbox"/> PUBLIC SERVICES <input type="checkbox"/> RECREATION <input type="checkbox"/> TRANSPORTATION/TRAFFIC <input checked="" type="checkbox"/> TRIBAL CULTURAL RESOURCES <input type="checkbox"/> UTILITIES AND SERVICE SYSTEMS	<input type="checkbox"/> MANDATORY FINDINGS OF SIGNIFICANCE
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INITIAL STUDY CHECKLIST (To be completed by the Lead City Agency)

Background

PROPONENT NAME:

Florence RTM, Inc

APPLICANT ADDRESS:

5970 E. Florence Avenue
Bell Gardens, CA 90201

AGENCY REQUIRING CHECKLIST:

Department of City Planning

PROPOSAL NAME (if Applicable):**PHONE NUMBER:**

(310) 271-1239

DATE SUBMITTED:

11/08/2016

Potentially significant impact	Less than significant with mitigation incorporated	Less than significant impact	No impact
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I. AESTHETICS

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

II. AGRICULTURE AND FOREST RESOURCES

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

III. AIR QUALITY

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

IV. BIOLOGICAL RESOURCES

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

V. CULTURAL RESOURCES

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

VI. GEOLOGY AND SOILS

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

VII. GREEN HOUSE GAS EMISSIONS

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

VIII. HAZARDS AND HAZARDOUS MATERIALS

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

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

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

XIII. POPULATION AND HOUSING

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

XIV. PUBLIC SERVICES

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

XV. RECREATION

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

XVI. TRANSPORTATION/TRAFFIC

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

XVII. TRIBAL CULTURAL RESOURCES

a.	Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or			✓	
b.	Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.		✓		

XVIII. UTILITIES AND SERVICE SYSTEMS

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

XIX. MANDATORY FINDINGS OF SIGNIFICANCE

a.	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			✓	
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Potentially significant impact	Less than significant with mitigation incorporated	Less than significant impact	No impact
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b.	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			✓	
c.	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			✓	

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

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

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

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

The project as identified in the project description may cause potentially significant impacts on the environment without mitigation. Therefore, this environmental analysis concludes that a Mitigated Negative Declaration shall be issued to avoid and mitigate all potential adverse impacts on the environment by the imposition of mitigation measures and/or conditions contained and expressed in this document; the environmental case file known as **ENV-2016-4283-MND** and the associated case(s), **ZA-2016-4282-ELD-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://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:
MAY SIRINOPWONGSAGON	CITY PLANNER	(213) 978-1372	03/13/2017

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

I. AESTHETICS

a.	NO IMPACT	A significant impact would occur if the proposed project would have a substantial adverse effect on a scenic vista. The project site is located on the southern side of Burbank Boulevard. The proposed building would be four stories and have a maximum height of 46 feet (56 feet with roof structures) and would not obstruct any views of unique scenic vistas or focal points. Therefore, no impacts related to scenic vistas would occur.	
b.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would substantially damage scenic resources within a State Scenic Highway. The City of Los Angeles' General Plan Mobility Plan 2015 (Appendix B: Inventory of Designated Scenic Highways and Guidelines) indicates Burbank Boulevard is designated as a Scenic Highway from Balboa Boulevard to the 405 Freeway. Although the project site is located on Burbank Boulevard, it is located east of the 405 Freeway, and it is not located on a designated Scenic Highway. Therefore, no impacts would be less than significant.	
c.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would substantially degrade the existing visual character or quality of the project site and its surroundings. Significant impacts to the visual character of a site and its surroundings are generally based on the removal of features with aesthetic value, the introduction of contrasting urban features into a local area, and the degree to which the elements of the proposed project detract from the visual character of an area. The project shall comply with Los Angeles Municipal Code Section 91.6205 and 14.4.17 as it relates to temporary signage during the demolition, construction, and grading of the site, including affixing or painting a plainly visible sign, on the publically accessible portions of the construction barriers, with the following language: "POST NO BILLS". The proposed project will be required to submit a landscape plan pursuant to LAMC Section 12.21-G and comply with applicable requirements of	

Impact?	Explanation	Mitigation Measures
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		12.40, 12.41, and 12.42. Therefore, the proposed project would result in a less than significant impact on visual quality.	
d.	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	A significant impact would occur if light and glare substantially altered the character of off-site areas surrounding the site or interfered with the performance of an off-site activity. Light impacts are typically associated with the use of artificial light during the evening and night-time hours. Glare impacts are typically associated with the amount of glass and type of materials used for commercial buildings. As the project is a residential building, impacts from glare are not anticipated. Mitigation measures have been incorporated to reduce the impact of security lights typical of residential developments to a less than significant level.	I-120

II. AGRICULTURE AND FOREST RESOURCES

a.	NO IMPACT	A significant impact would occur if the proposed project would convert valued farmland to non-agricultural uses. The project site is currently designated and zoned for residential uses by the Van Nuys – North Sherman Oaks Community Plan. The proposed project would not convert any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use, therefore no impact would occur.	
b.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project conflicted with existing agricultural zoning or agricultural parcels enrolled under the Williamson Act. The project site is currently designated and zoned for residential uses by the Van Nuys – North Sherman Oaks Community Plan. It would not conflict with existing zoning for agricultural uses. The proposed project would not cause a conflict with the Williamson Act, as the project site and surrounding area is an urban area. Therefore, impacts would be less than significant.	
c.	NO IMPACT	A significant impact would occur if the proposed project conflicted with existing zoning for, or caused rezoning of forest land or timberland or result in the loss of forest land or in the conversion of forest land to non-forest use. The project site and the surrounding area are not zoned for forest land or timberland. Accordingly,	

Impact?	Explanation	Mitigation Measures
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		the proposed project would not conflict with forest land or timberland zoning or result in the loss of forest land or conversion of forest land to non-forest use. Therefore, no impact would occur.	
d.	NO IMPACT	A significant impact would occur if the proposed project conflicted with existing zoning for, or caused rezoning of forest land or timberland or result in the loss of forest land or in the conversion of forest land to non-forest use. The project site and the surrounding area are not zoned for forest land or timberland. Accordingly, the proposed project would not conflict with forest land or timberland zoning or result in the loss of forest land or conversion of forest land to non-forest use. Therefore, no impact would occur.	
e.	NO IMPACT	A significant impact would occur if the proposed project caused the conversion of farmland to non-agricultural use. The project site does not contain farmland, forestland, or timberland. Therefore, no impact would occur.	

III. AIR QUALITY

a.	LESS THAN SIGNIFICANT IMPACT	The South Coast Air Quality Management District (SCAQMD) is the agency primarily responsible for comprehensive air pollution control in the South Coast Air Basin and reducing emissions from area and point stationary, mobile, and indirect sources. SCAQMD prepared the 2012 Air Quality Management Plan (AQMP) to meet federal and state ambient air quality standards. A significant air quality impact may occur if a project is inconsistent with the AQMP or would in some way represent a substantial hindrance to employing the policies or obtaining the goals of that plan. The proposed project consists of the construction, use, and maintenance of 58 guest rooms within a four-story Eldercare Facility and one level of subterranean parking and is not expected to conflict with or obstruct the implementation of the AQMP and SCAQMD rules. The proposed project is also subject to the City's Green Building Program Ordinance (Ord. No. 179,890), which was adopted to reduce the use of natural resources, create healthier living environments, and minimize the negative impacts of development on local, regional and global ecosystems. Therefore, impacts would be less than significant.	
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Impact?	Explanation	Mitigation Measures
LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would violate any air quality standard or contribute substantially to an existing or projected air quality violation. Construction of the proposed project would contribute to air quality emissions through the use of heavy-duty construction equipment, truck deliveries and haul trips, and vehicle trips generated by construction workers traveling to and from the project site. Fugitive dust emissions would primarily result from earthwork activities. Nitrogen oxide (NOX) emissions would primarily result from the use of construction equipment. It is mandatory for all construction projects in the South Coast Air Basin (Basin) to comply with SCAQMD Rule 403 for Fugitive Dust. Specific Rule 403 control requirements include, but are not limited to, applying water in sufficient quantities to prevent the generation of visible dust plumes, applying soil binders to uncovered areas, reestablishing ground cover as quickly as possible, and vehicle undercarriages before vehicles exit the project site, and maintaining effective cover over exposed areas. Compliance with Rule 403 would reduce regional particulate matter emissions associated with construction activities and the impacts would be less than significant.</p>	
LESS THAN SIGNIFICANT IMPACT	<p>During the demolition, construction, and grading phase, the proposed project will produce fugitive dust and mobile sources emissions. The proposed project would comply with the air quality standards established by SCAQMD. It is not anticipated that the operational and construction regional emissions from the project would exceed project-level SCAQMD localized significance thresholds for criteria air pollutants. Therefore, the impacts will be less than significant.</p>	
LESS THAN SIGNIFICANT IMPACT	<p>Based on the City of Los Angeles CEQA Thresholds Guide, a significant impact may occur if a project were to generate pollutant concentrations to a degree that would significantly affect sensitive receptors. The SCAQMD identifies the following as sensitive receptors: long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds,</p>	

Impact?	Explanation	Mitigation Measures
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		child care centers, and athletic facilities. The site is not located within the vicinity of sources of air pollution such as large gas stations or highways. Impacts would be less than significant.	
e.	NO IMPACT	Potential sources that may emit odors during construction activities include equipment exhaust and architectural coatings. Odors from these sources would be localized and generally confined to the immediate area surrounding the project site. The proposed project would utilize typical construction techniques, and the odors would be typical of most construction sites and temporary in nature. Construction of the proposed project would not cause an odor nuisance. Therefore, no impact would result.	

IV. BIOLOGICAL RESOURCES

a.	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	A project would have a significant biological impact through the loss or destruction of individuals of a species or through the degradation of sensitive habitat. The project site is located within the Van Nuys – North Sherman Oaks Community Plan and is developed with a triplex. There are currently 12 trees on-site, excluding street trees. The project proposes to remove the 12 trees; however, it is not anticipated that the project site would be a habitat for any species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game, the project will be required to comply with the Federal Migratory Bird Treaty Act (MBTA) (Title 33, United States Code, Section 703 et seq., see also Title 50, Code of Federal Regulation, Part 10) and Section 3503 of the California Department of Fish and Game Code. With the implementation of the mitigation measure, impacts from removing the 12 trees will be less than significant.	IV-70
b.	NO IMPACT	A significant impact would occur if any riparian habitat or natural community would be lost or destroyed as a result of urban development. The project site does not contain any riparian habitat and does not contain any streams or water courses necessary to support riparian habitat. Therefore, the proposed project would not have any effect on riparian habitat or other sensitive natural community	

Impact?	Explanation	Mitigation Measures
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		identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife (CDFW) or the United States Fish and Wildlife Services (USFWS), and no impacts would occur.	
c.	NO IMPACT	A significant impact would occur if federally protected wetlands would be modified or removed by a project. The project site does not contain any federally protected wetlands, wetland resources, or other waters of the United States as defined by Section 404 of the Clean Water Act. No impacts would occur.	
d.	NO IMPACT	A significant impact would occur if the proposed project would interfere with, or remove access to, a migratory wildlife corridor or impede use of native wildlife nursery sites. Due to the highly urbanized nature of the project site and surrounding area, the lack of a major water body, and the limited number of trees, the project site does not support habitat for native resident or migratory species or contain native nurseries. Therefore, the proposed project would not interfere with wildlife movement or impede the use of native wildlife nursery sites, and no impact would occur.	
e.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would be inconsistent with local regulations pertaining to biological resources. There are currently 12 trees on site, but the trees have not been identified as a protected tree per a tree report prepared by William R. McKinley, dated November 16, 2016. The project proposes to remove the 12 trees, which impacts would be mitigated with the incorporation of mitigation measures. Removal or planting of trees within the public rights-of-way would require approval from Urban Forestry. Mitigation measures have been incorporated to reduce impacts to a less than significant impact.	
f.	NO IMPACT	The project site and its vicinity are not part of any draft or adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan. Therefore, the proposed project would not conflict with the provisions of any adopted conservation plan, and no impacts would occur.	

Impact?	Explanation	Mitigation Measures
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V. CULTURAL RESOURCES

a.	NO IMPACT	The project site is developed with a triplex that was constructed in the 1940s. The structures were not listed as part of the Van Nuys – North Sherman Oaks Community Plan SurveyLA Findings. Prior to the issuance of a demolition permit, the project would be required to comply with LAMC Section 91.106.4.5.1, 91.106.4.5.2, and 91.106.4.5.3. Therefore, impacts will be less than significant.	
b.	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	A significant impact would occur if a known or unknown archaeological resource would be removed, altered, or destroyed as a result of the proposed development. Section 15064.5 of the State CEQA Guidelines defines significant archaeological resources as resources that meet the criteria for historical resources or resources that constitute unique archaeological resources. A project-related significant impact could occur if a project would significantly affect archaeological resources that fall under either of these categories. Project-related excavation for the subterranean parking may have the potential to uncover archaeological resources. However, if archeological resources are found during excavation, the project will be required to follow procedures as detailed in the California Public Resources Code Section 21083.2. As required by AB 52, the Department of City Planning notified nine tribes of the proposed project. A comment was received by the Fernandeño Tataviam Band of Mission Indians which stated that the project site was located within a known sensitive area. Substantial evidence was submitted to the City to indicate the potential to discover tribal resources or other archeological resources as it relates to Native American tribes. With the incorporation of the mitigation measure, impacts would be less than significant.	V-50
c.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if excavation or construction activities associated with the proposed project would disturb paleontological or unique geological features. The proposed project would require additional ground	

Impact?	Explanation	Mitigation Measures
	<p>disturbance that may involve excavation into native soils that contain paleontological resources. Project-related excavation for the subterranean parking may have the potential to uncover paleontological resources. If paleontological resources are found during excavation, the project will be required to follow procedures as detailed in the California Public Resources Code Sections 5097.5 and 30244. Therefore, the impact would be less than significant.</p>	
d. LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if previously interred human remains would be disturbed during excavation of the project site. Human remains could be encountered during excavation and grading activities associated with the proposed project. While no formal cemeteries, other places of human internment, or burial grounds or sites are known to occur within the project area, there is always a possibility that human remains can be encountered during construction. If human remains are found during excavation, the project will need to follow procedures as detailed in the California Health and Safety Code Section 7050.5. If human remains of Native American origin are discovered during project construction, compliance with state laws, which fall within the jurisdiction of the Native American Heritage Commission (NAHC) (Public Resource Code Section 5097), relating to the disposition of Native American burials will be adhered to. As required by AB 52, the Department of City Planning notified nine tribes of the proposed project. A comment was received by the Fernandeño Tataviam Band of Mission Indians which stated that the project site was located within a known sensitive area. Substantial evidence was submitted to the City to indicate the potential to discover tribal resources or other archeological resources as it relates to Native American tribes. With the incorporation of the mitigation measure V-50, impacts would be less than significant.</p>	
VI. GEOLOGY AND SOILS		

Impact?	Explanation	Mitigation Measures
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a.	NO IMPACT	A significant impact would occur if the proposed project would cause personal injury or death or resulted in property damage as a result of a fault rupture occurring on the project site and if the project site is located within a State-designated Alquist-Priolo Zone or other designated fault zone. The project site is not located within an Alquist-Priolo Special Studies Zone or Fault Rupture Study Area. Therefore, no impacts would occur.	
b.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would cause personal injury or death or resulted in property damage as a result of seismic ground shaking. The proposed project will locate residential units within 6.9 km (4.2 miles) of the Hollywood Fault. However, the proposed project would be designed and constructed in accordance with State and local building codes to reduce the potential for exposure of people or structures to seismic risks to the maximum extent possible. Compliance with such requirements would reduce seismic ground shaking impacts to the maximum extent practicable with current engineering practices. Therefore, impacts related to strong seismic ground shaking would be less than significant.	
c.	LESS THAN SIGNIFICANT IMPACT	The project site is located within a liquefaction area and the project would be required to comply with the Uniform Building Code and would be required to comply with the conditions imposed by the City of Los Angeles Department of Building and Safety's Grading Division. Therefore, impacts would be less than significant.	
d.	NO IMPACT	A significant impact would occur if the proposed project would be implemented on a site that would be located in a hillside area with unstable geological conditions or soil types that would be susceptible to failure when saturated. The project site and surrounding area are relatively flat and is not located within a landslide area. Therefore, no impacts would result.	
e.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if construction activities or future uses would result in substantial soil erosion or loss of topsoil. Construction of proposed project would result in ground surface disturbance during site clearance, excavation, and grading, which could	

Impact?	Explanation	Mitigation Measures
	<p>create the potential for soil erosion to occur. Site preparation would require removal of all vegetation, any unsuitable fill, and asphalt and concrete paving, exposing pervious surfaces to wind and rainfall. Construction activities would be performed in accordance with the requirements of the Los Angeles Building Code and the Los Angeles Regional Water Quality Control Board (LARWQBC) through the City's Stormwater Management Division. In addition, the proposed project would be required to develop a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP would require implementation of an erosion control plan to reduce the potential for wind or waterborne erosion during the construction process. In addition, all onsite grading and site preparation would comply with applicable provisions of Chapter IX, Division 70 of the LAMC, and conditions imposed by the City of Los Angeles Department of Building and Safety, Grading Division. Therefore, a less than significant impact would occur with respect to erosion or loss of topsoil.</p>	
f. LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if any unstable geological conditions would result in any type of geological failure, including lateral spreading, off-site landslides, liquefaction, or collapse. The project site is not located within a landslide, but is located within a liquefaction area. The construction of the project would be reviewed by the Department of Building and Safety and would be required to comply with the City of Los Angeles California Building Code (CBC). With the implementation of the Building Code requirements and the Department of Building and Safety, Grading Division, the potential for landslide lateral spreading, subsidence, liquefaction or collapse would be less than significant.</p>	
g. LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would be built on expansive soils without proper site preparation or design features to provide adequate foundations for project buildings, thus, posing a hazard to life and property. Soils on the project site may have the potential to shrink and swell resulting from changes in the moisture</p>	

Impact?	Explanation	Mitigation Measures
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		content. However, the proposed project would be required to comply with the requirements of the CBC, LAMC, and other applicable building codes. Compliance with such requirements would reduce impacts related to expansive soils, and impacts would be less than significant.	
h.	NO IMPACT	A project would cause a significant impact if adequate wastewater disposal is not available. The project site is located in a highly urbanized area, where wastewater infrastructure is currently in place. The proposed project would connect to existing sewer lines that serve the project site and would not use septic tanks or alternative wastewater disposal systems. Therefore, no impact would occur.	

VII. GREEN HOUSE GAS EMISSIONS

a.	LESS THAN SIGNIFICANT IMPACT	The City has adopted the LA Green Plan to provide a citywide plan for achieving the City's GHG emissions targets, for both existing and future generation of GHG emissions. In order to implement the goal of improving energy conservation and efficiency, the Los Angeles City Council has adopted multiple ordinances and updates to establish the current Los Angeles Green Building Code (LAGBC) (Ordinance No. 179,890). Through required implementation of the LAGBC, the proposed project would be consistent with local and statewide goals and policies aimed at reducing the generation of GHGs. Therefore, the proposed project's generation of GHG emissions would not make a cumulatively considerable contribution to emissions and impacts would be less than significant.	
b.	LESS THAN SIGNIFICANT IMPACT	The California legislature passed Senate Bill (SB) 375 to connect regional transportation planning to land use decisions made at a local level. SB 375 requires the metropolitan planning organizations to prepare a Sustainable Communities Strategy (SCS) in their regional transportation plans to achieve the per capita GHG reduction targets. For the SCAG region, the SCS is contained in the 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). The 2012-2035 RTP/SCS focuses the majority of new housing and job growth in high-quality transit areas and other opportunity areas on existing main streets, in downtowns, and	

Impact?	Explanation	Mitigation Measures
	commercial corridors, resulting in an improved jobs-housing balance and more opportunity for transit-oriented development. In addition, SB 743, adopted September 27, 2013, encourages land use and transportation planning decisions and investments that reduce vehicle miles traveled that contribute to GHG emissions, as required by AB 32. The project would provide infill residential development and would not interfere with SCAG's ability to implement the regional strategies outlined in the 2012-2035 RTP/SCS. The proposed project would provide guest rooms as part of an eldercare facility to meet demand for housing for elderly residents who are in need of medical care or assisted living. The proposed project, therefore, would be consistent with statewide, regional and local goals and policies aimed at reducing GHG emissions and would result in a less-than-significant impact related to GHG reduction plans.	

VIII. HAZARDS AND HAZARDOUS MATERIALS

a.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Construction of the proposed project would involve the temporary use of potentially hazardous materials, including vehicle fuels, oils, and transmission fluids. With compliance to applicable standards and regulations and adherence to manufacturer's instructions related to the transport, use, or disposal of hazardous materials, the proposed project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, and impacts would be less than significant.	
b.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project created a significant hazard to the public or environment due to a reasonably foreseeable release of hazardous materials. The existing structures on the project site were constructed in 1940 and therefore may contain asbestos-containing materials (ACMs) and lead-based paint (LBP). The removal of asbestos is regulated by SCAQMD Rule 1403; therefore, any asbestos found on-site would be required	

Impact?	Explanation	Mitigation Measures
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		to be removed by a certified asbestos containment contractor in accordance with applicable regulations prior to demolition. Similarly, it is likely that lead-based paint is present in buildings constructed in 1940. Compliance with existing State laws regarding removal would be required. With this compliance, the proposed project would result in a less than significant impact related to asbestos and LBP. Impacts will be less than significant.	
c.	LESS THAN SIGNIFICANT IMPACT	Construction activities have the potential to result in the release, emission, handling, and disposal of hazardous materials within one-quarter mile of an existing school. While schools are located within the vicinity of the project site, the site is located over a quarter mile from the schools. Additionally, it is not anticipated that the proposed project would potentially result in the release, emission, handling, and disposal of hazardous materials. The demolition of the existing structures constructed in 1940 and have the potential to uncover asbestos, or lead base paints; however, the project would be required to comply with existing regulations as it pertains to disposal of asbestos and lead base paints. With the compliance of existing regulations, impacts would be less than significant.	
d.	NO IMPACT	A significant impact would occur if the project site is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and would create a significant hazard to the public or the environment. The California Department of Toxic Substances Control (DTSC) maintains a database (EnviroStor) that provides access to detailed information on hazardous waste permitted sites and corrective action facilities, as well as existing site cleanup information. EnviroStor also provides information on investigation, cleanup, permitting, and/or corrective actions that are planned, being conducted, or have been completed under DTSC's oversight. A review of EnviroStor did not identify any records of hazardous waste facilities on the project site. Therefore, the proposed project would not be located on a site that is included on a list of hazardous materials sites or create a significant hazard to the	

Impact?	Explanation	Mitigation Measures
	public or the environment, and no impact would occur.	
e. LESS THAN SIGNIFICANT IMPACT	The project site is located approximately 4.4 miles southeast of the Van Nuys Airport and 7.9 miles southwest of the Burbank Airport. It is not located within 2 miles of a public airport. Therefore, impacts would be less than significant.	
f. NO IMPACT	The project site is not located within two miles of a private airstrip. Therefore, no impacts would occur.	
g. NO IMPACT	The proposed project would not require the closure of any public or private streets and would not impede emergency vehicle access to the project site or surrounding area. Additionally, emergency access to and from the project site would be provided in accordance with requirements of the Los Angeles Fire Department (LAFD). Therefore, the proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, and no impact would occur.	
h. NO IMPACT	A significant impact would occur if the proposed project exposed people and structures to high risk of wildfire. The project site is located in a highly urbanized area of the City. The area surrounding the project site is completely developed. Accordingly, the project site and the surrounding area are not subject to wildland fires. Therefore, no impact would occur.	

IX. HYDROLOGY AND WATER QUALITY

a. LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project discharges water that does not meet the quality standards of agencies which regulate surface water quality and water discharge into storm water drainage systems, or does not comply with all applicable regulations as governed by the Los Angeles Regional Water Quality Control Board (LARWQCB). The proposed project is the construction of an eldercare facility with 58 guest rooms. The proposed project would be required to comply with the National Pollutant Discharge Elimination System (NPDES) standards and the City's Stormwater and Urban Runoff Pollution Control regulations (Ordinance No. 172,176 and No. 173,494) to ensure pollutant loads from the project site are	
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Impact?	Explanation	Mitigation Measures
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		minimized for downstream receiving waters. Therefore, the proposed project would result in less than significant impacts.	
b.	NO IMPACT	A significant impact would occur if the proposed project would substantially deplete groundwater or interferes with groundwater recharge. The proposed project would not require the use of groundwater at the project site. Potable water would be supplied by the Los Angeles Department of Water and Power (LADWP), which draws its water supplies from distant sources for which it conducts its own assessment and mitigation of potential environmental impacts. Therefore, the project would not require direct additions or withdrawals of groundwater. Therefore, project development would not impact groundwater supplies or groundwater recharge, and no impact would occur.	
c.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would substantially alter the drainage pattern of an existing stream or river so that erosion or siltation would result. There are no streams or rivers located in the project vicinity. Project construction would temporarily expose on-site soils to surface water runoff. However, compliance with construction-related BMPs and/or the Storm Water Pollution Prevention Plan (SWPPP) would control and minimize erosion and siltation. Therefore, the proposed project would result in less than significant impact related to the alteration of drainage patterns and on- or off-site erosion or siltation.	
d.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would substantially alter the drainage pattern of an existing stream or river such that flooding would result. As discussed above, there are no streams or rivers located in the project vicinity. During project operation, storm water or any runoff irrigation waters would be directed into existing storm drains that are currently receiving surface water runoff under existing conditions. Since the project site is almost entirely impervious, impermeable surfaces resulting from the development of the project would not substantially change the volume of storm water runoff in a manner that would result in flooding on- or off-site. Accordingly,	

Impact?	Explanation	Mitigation Measures
	significant alterations to existing drainage patterns within the site and surrounding area would not occur. Therefore, the proposed project would result in less than significant impacts related to the alteration of drainage patterns and on- or off-site flooding.	
e. LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if runoff water would exceed the capacity of existing or planned storm drain systems serving the project site, or if the proposed project would substantially increase the probability that polluted runoff would reach the storm drain system. Accordingly, since the volume of runoff from the site would not measurably increase over existing conditions, water runoff after development would not exceed the capacity of existing or planned drainage systems. Therefore, the proposed project would result in less than significant impacts related to existing storm drain capacities or water quality.	
f. NO IMPACT	A significant impact may occur if a project includes potential sources of water pollutants that would have the potential to substantially degrade water quality. The proposed project does not include potential sources of contaminants, which could potentially degrade water quality and would comply with all federal, state and local regulations governing storm water discharge. Therefore, no impact would occur.	
g. NO IMPACT	A significant impact would occur if the proposed project would be located within a 100-year floodplain or would impede or redirect flood flows. The project site is not located within a Flood Zone, per ZIMAS and is not located within a 100-year floodplain. Therefore, no impacts would result.	
h. NO IMPACT	A significant impact would occur if the proposed project would be located within a 100-year floodplain or would impede or redirect flood flows. The project site is not located within a Flood Zone, per ZIMAS and is not located within a 100-year floodplain. Therefore, no impacts would result.	

Impact?	Explanation	Mitigation Measures
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i.	NO IMPACT	A significant impact would occur if the proposed project would be located within an area susceptible to flooding as a result of the failure of a levee or dam. The project site and the surrounding areas are not located within a flood hazard area. Accordingly, the proposed project would not expose people or structures to a significant risk of loss, injury, or death involving flooding. Therefore, the proposed project would have no impact related to flooding.	
j.	NO IMPACT	A significant impact would occur if the proposed project would be located within an area susceptible to inundation by seiche, tsunami, or mudflow. The project site and the surrounding areas are not located near a water body to be inundated by seiche and is not located within a tsunami inundated zone. Therefore, the project would have no impact related to inundation by seiche, tsunami, or mudflow.	

X. LAND USE AND PLANNING

a.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would be sufficiently large or configured in such a way so as to create a physical barrier within an established community. The proposed density of the project is consistent with the existing land use patterns in the surrounding area, as designated by the Van Nuys – North Sherman Oaks Community Plan. The proposed project, which would involve the construction of a new eldercare facility (residential) infill development in an urbanized area in Los Angeles, would not divide an established community. Therefore, no impact would occur.	
b.	LESS THAN SIGNIFICANT IMPACT	A significant impact may occur if a project is inconsistent with the General Plan or zoning designations currently applicable to the project site, and would cause adverse environmental effects, which the General Plan and zoning ordinance are designed to avoid or mitigate. The project site is located within the Van Nuys – North Sherman Oaks Community Plan, with a land use designation of Medium Residential and is zoned [Q]R3-1. The project does not propose to amend or change the land use designation or the zone. The requested entitlements would be deviations from the density, height, floor area, and setback requirements of	

Impact?	Explanation	Mitigation Measures
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		the zone and applicable land use regulations under the Eldercare Facility Unified Permit/ With the approval of the aforementioned entitlements, the project would be in compliance with the Zoning Code and impacts of the project would be less than significant.	
c.	NO IMPACT	A significant impact would occur if the proposed project were located within an area governed by a habitat conservation plan or natural community conservation plan. The project site is not subject to any habitat conservation plan or natural community conservation plan. Therefore, no impact would occur.	

XI. MINERAL RESOURCES

a.	NO IMPACT	A significant impact would occur if the proposed project would result in the loss of availability of known mineral resources of regional value or locally-important mineral resource recovery site. The project site is not classified by the City as containing significant mineral deposits. The project site is currently designated for Medium Residential land uses and not as a mineral extraction land use. In addition, the project site is not identified by the City as being located in an oil field or within an oil drilling area. Therefore, no impact would occur.	
b.	NO IMPACT	A significant impact would occur if the proposed project would result in the loss of availability of known mineral resources of regional value or locally-important mineral resource recovery site. The project site is not classified by the City as containing significant mineral deposits. The project site is currently designated for Medium Residential land uses and not as a mineral extraction land use. In addition, the project site is not identified by the City as being located in an oil field or within an oil drilling area. Therefore, no impact would occur.	

XII. NOISE

a.	LESS THAN SIGNIFICANT IMPACT	The City of Los Angeles has established policies and regulations concerning the generation and control of noise that could adversely affect its citizens and noise-sensitive land uses. Construction activity would result in temporary increases in ambient noise levels in the project area on an intermittent basis. Noise levels would fluctuate depending on the construction phase, equipment type	
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Impact?	Explanation	Mitigation Measures
	<p>and duration of use, distance between the noise source and receptor, and presence or absence of noise attenuation barriers. The project shall be required to comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, which prohibit the emission of creation of noise beyond certain levels at adjacent uses unless technically infeasible. Noise due to construction is required to comply with LAMC Section 41.40. With the implementation and compliance with existing regulations, impacts will be less than significant.</p>	
b. LESS THAN SIGNIFICANT IMPACT	<p>Construction activities can generate varying degrees of vibration, depending on the construction procedures and the type of construction equipment used. High levels of vibration may cause physical personal injury or damage to buildings. However, vibrations rarely affect human health. The operation of construction equipment generates vibrations that spread through the ground and diminish with distance from the source. Unless heavy construction activities are conducted extremely close (within a few feet) to the neighboring structures, vibrations from construction activities rarely reach the levels that damage structures. Compliance with existing regulations as it relates to construction activity will reduce impacts to a less than significant level.</p>	
c. LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the project caused a substantial permanent increase in noise levels above existing ambient levels. New stationary sources of noise, such as rooftop mechanical HVAC equipment, would be installed on the proposed development. The design of the equipment will be required to comply with LAMC Section 112.02, which prohibits noise from air conditioning, refrigeration, heating, pumping, and filtering equipment from exceeding the ambient noise level on the premises of other occupied properties by more than five dBA. With implementation of the regulations that address rooftop mechanical equipment, a substantial permanent increase for nearby sensitive receptors would be reduced to a less than significant level.</p>	

Impact?	Explanation	Mitigation Measures
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d.	LESS THAN SIGNIFICANT IMPACT	<p>The City of Los Angeles has established policies and regulations concerning the generation and control of noise that could adversely affect its citizens and noise-sensitive land uses. Construction activity would result in temporary increases in ambient noise levels in the project area on an intermittent basis. Noise levels would fluctuate depending on the construction phase, equipment type and duration of use, distance between the noise source and receptor, and presence or absence of noise attenuation barriers. In addition to mitigation measures imposed herein, the project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, which prohibit the emission of creation of noise beyond certain levels at adjacent uses unless technically infeasible. Noise due to construction is required to comply with LAMC Section 41.40. With the implementation and compliance with existing regulations, impacts will be less than significant.</p>	
e.	NO IMPACT	<p>The project site is located approximately 4.4 miles southeast of the Van Nuys Airport and 7.9 miles southwest of the Burbank Airport. It is not located within 2 miles of a public airport. Therefore, impacts would be less than significant.</p>	
f.	NO IMPACT	<p>The project site is not located within two miles of a private airstrip. Therefore, no impacts would occur.</p>	

XIII. POPULATION AND HOUSING

a.	LESS THAN SIGNIFICANT IMPACT	<p>The project site is comprised of two parcels which are developed with a triplex and accessory structures. The project will accommodate the need for senior residential living within the Van Nuys – North Sherman Oaks Community Plan and would be consistent with the land use and density designations, and would not substantially induce population growth in the project area, either directly or indirectly. The physical secondary or indirect impacts of population growth such as increased traffic or noise have been adequately mitigated in other portions of this document. Therefore, the impact would be less than significant.</p>	
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Impact?	Explanation	Mitigation Measures
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b.	LESS THAN SIGNIFICANT IMPACT	Potentially significant impacts would occur if the proposed project would displace a substantial quantity of existing residences or a substantial number of people. The project site is comprised of two parcels. The site is developed with a triplex and would not displace a substantial number of existing housing. Therefore, impacts would be less than significant.	
c.	LESS THAN SIGNIFICANT IMPACT	Potentially significant impacts would occur if the proposed project would displace a substantial quantity of existing residences or a substantial number of people. The project site is comprised of two parcels. The site is developed with a triplex and would not displace a substantial number of existing housing. Displacement or relocation of existing tenants would be required to comply with applicable regulations as required by the Housing Department. Therefore, impacts would be less than significant.	

XIV. PUBLIC SERVICES

a.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the Los Angeles Fire Department (LAFD) could not adequately serve the proposed project, necessitating a new or physically altered station. The proposed project would create 58 guest rooms as part of an eldercare facility, which could increase the number of emergency calls and demand for LAFD fire and emergency services. However, pursuant to LAMC Section 57.507.3.3, residential projects which exceed 1.5 miles from an engine company or 2.0 miles from a truck company would be required to install automatic fire sprinkler systems. The project site is serviced by Fire Station 39, located at 14415 Sylvan Street (approximately 1.0 miles to the north of the project site). The proposed project would neither create capacity or service level problems nor result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for fire protection. Prior to the issuance of a building permit, the project would be required to comply with all applicable regulations and receive approval from the Fire Department. Therefore, impacts will be less than significant.	
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Impact?	Explanation	Mitigation Measures
b.	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	<p>A significant impact would occur if the Los Angeles Police Department (LAPD) could not adequately serve the proposed project, necessitating a new or physically altered station. The proposed project would result in the construction of 58 guest rooms as part of an eldercare facility and could increase demand for police service. The project site and the surrounding area are currently served by LAPD's Van Nuys Community Police Station, located at 6240 Sylmar Avenue (approximately 1.1 miles north of the project site). Mitigation measures have been incorporated to reduce impacts during the construction phase of the project to a less than significant level.</p> <p>XIV-20</p>
c.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would include substantial employment or population growth, which could generate a demand for school facilities that would exceed the capacity of the school district. The proposed project would add 58 guest rooms as part of an eldercare facility. As the project is intended for senior residential living, it is not anticipated that the project would have a substantial impact on schools. However, development of the proposed project would be subject to California Government Code Section 65995, which would allow LAUSD to collect impact fees from developers of new residential developments. Conformance to California Government Code Section 65995 is deemed to provide full and complete mitigation of impacts to school facilities. Therefore, impacts would be less than significant.</p>
d.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would exceed the capacity or capability of the local park system to serve the proposed project. The proposed project would result in the construction of 58 guest rooms as part of an eldercare facility, which could result in increased demand for parks and recreation facilities. However, the project would be required to comply with LAMC Section 21.10.3 as it relates to a Dwelling Unit Tax. The Dwelling Unit Tax would be required to pay a tax for park purposes. Therefore, the proposed project would not create capacity or service level problems,</p>

Impact?	Explanation	Mitigation Measures
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		or result in substantial physical impacts associated with the provision or new or altered parks facilities. Accordingly, the proposed project would result in a less than significant impact on park facilities.	
e.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would result in substantial employment or population growth that could generate a demand for other public facilities, which exceed the capacity available to serve the project site, necessitating new or physically altered public facilities, the construction of which would cause significant environmental impacts. The proposed project would result in an increase of 58 guest rooms as part of an eldercare facility, which could result in increased demand for other public resources. While the increase in population as a result of the proposed project may create a demand for other public services, the proposed project would not create substantial capacity or service level problems that would require the provision of new or physically altered other public facilities in order to maintain an acceptable level of service for other public services. Therefore, the proposed project would result in a less than significant impact on other public services.	

XV. RECREATION

a.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would exceed the capacity or capability of the local park system to serve the proposed project. The proposed project would result in the construction of 58 guest rooms as part of an eldercare facility, which could result in increased demand for parks and recreation facilities. However, the project would be required to comply with LAMC Section 21.10.3 as it relates to a Dwelling Unit Tax. The Dwelling Unit Tax would be required to pay a tax for park purposes. Therefore, the proposed project would not create capacity or service level problems, or result in substantial physical impacts associated with the provision or new or altered parks facilities. Accordingly, the proposed project would result in a less than significant impact on park facilities	
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Impact?	Explanation	Mitigation Measures
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b.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would exceed the capacity or capability of the local park system to serve the proposed project. The proposed project would result in the construction of 58 guest rooms as part of an eldercare facility, which could result in increased demand for parks and recreation facilities. However, the project would be required to comply with LAMC Section 21.10.3 as it relates to a Dwelling Unit Tax. The Dwelling Unit Tax would be required to pay a tax for park purposes. Therefore, the proposed project would not create capacity or service level problems, or result in substantial physical impacts associated with the provision of new or altered parks facilities. Accordingly, the proposed project would result in a less than significant impact on park facilities.	
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XVI. TRANSPORTATION/TRAFFIC

a.	LESS THAN SIGNIFICANT IMPACT	The proposed project would remove an existing residential building with three units and construct a new eldercare facility with 58 guest rooms. The project was reviewed by the Department of Transportation, on November 2, 2016, and it was determined that the project would not generate enough trips to require any further traffic analysis. Therefore, impacts would be less than significant.	
b.	LESS THAN SIGNIFICANT IMPACT	The proposed project would remove an existing residential building with three units and construct a new eldercare facility with 58 guest rooms. The project was reviewed by the Department of Transportation, on November 2, 2016, and it was determined that the project would not generate enough trips to require any further traffic analysis. Therefore, impacts would be less than significant.	
c.	LESS THAN SIGNIFICANT IMPACT	The project site is located approximately 4.4 miles southeast of the Van Nuys Airport and 7.9 miles southwest of the Burbank Airport. The site is located within an Airport Hazard Zone – which has a 400-foot height limit above elevation 790. The proposed eldercare facility would have a maximum height of 56 feet, to the top of the roof structures. Impacts are anticipated to be less than significant.	

Impact?	Explanation	Mitigation Measures
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d.	LESS THAN SIGNIFICANT IMPACT	The project does not involve any design features that are unusual for the area or any incompatible uses. Impacts will be less than significant.	
e.	LESS THAN SIGNIFICANT IMPACT	Prior to the issuance of a building permit, the driveway plan is required to be reviewed and approved by the Department of Transportation and the Fire Department. Impacts will be less than significant.	
f.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the project would conflict with adopted policies, plans or programs regarding public transit, bicycle or pedestrian facilities or otherwise decrease the performance or safety of facilities supporting alternative transportation. During the grading, demolition, and construction phases of the project there is potential for pedestrian pathways to be blocked or closed. However, prior to closure of a sidewalk within the public right-of-way, the closure along the pedestrian protection would be required to be approved by the Bureau of Street Services and the Department of Building and Safety, pursuant to LAMC Section 62.45 and 91.3306. Therefore, impacts would be less than significant.	

XVII. TRIBAL CULTURAL RESOURCES

a.	LESS THAN SIGNIFICANT IMPACT	The project site is currently developed with a triplex and accessory structures that was constructed between 1940 and 1966. The project site and associated structures have not been identified on the Van Nuys – North Sherman Oaks Community Plan SurveyLA findings and have not been identified as being potentially eligible for designation in the National Register or California Register, or for designation as a Los Angeles Historic-Cultural Monument. As such, the proposed Project would not cause substantial adverse change in the immediate surroundings. Therefore, impacts would be less than significant.	
b.	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	Assembly Bill 52 (AB 52) established a formal consultation process for California Native American Tribes to identify potential significant impacts to Tribal Cultural Resources, as defined in Public Resources Code §21074, as part of CEQA. As specified in AB 52, lead agencies must provide notice inviting consultation to California	See V-50

Impact?	Explanation	Mitigation Measures
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	<p>Native American tribes that are traditionally and culturally affiliated with the geographic area of a proposed project if the Tribe has submitted a request in writing to be notified of proposed projects. The Tribe must respond in writing within 30 days of the City's AB 52 notice. The Project would involve up to 20 feet of excavation on the Project Site. Although the site was previously graded and developed, the potential exists for excavation and grading to impact a site, feature, place, cultural landscape, sacred place, or object with cultural value to a California Native American Tribe. Therefore, in compliance with AB 52, an informational letter has been mailed to a total of nine Tribes known to have resources in this area, on December 27, 2016, describing the project and requesting any information regarding resources that may exist on or near the project site. Consultation with the City was requested by the Fernandeno Tataviam Band of Mission Indians on January 12, 2017. The consultation was conducted and substantial evidence was submitted by the tribe on January 30, 2017. As a result of this consultation, it was determined that substantial evidence exists to show that cultural resources of value to the Fernandeno Tataviam Band of Mission Indians may be located within the area. The Project has the potential to uncover additional resources of value to the Fernandeno Tataviam Band of Mission Indians during project activities. To implementation of Mitigation Measure V-50 would reduce impacts to a less than significant impact.</p>	
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XVIII. UTILITIES AND SERVICE SYSTEMS

a.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would exceed wastewater treatment requirements of the Los Angeles Regional Water Quality Control Board. A significant impact would also occur if the proposed project would increase water consumption or wastewater generation to such a degree that the capacity of facilities currently serving the project site would be exceeded. The proposed project is the</p>	
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Impact?	Explanation	Mitigation Measures
	<p>construction of 58 guest rooms as part of an eldercare facility, the wastewater generated from the site would be typical of residential projects and would enter into and be treated at the Hyperion Treatment Plant (HTP). As the HTP is in compliance with the State's wastewater treatment requirements, the project would not exceed the wastewater treatment requirements of the Los Angeles Regional Water Quality Control Board (LARWQC). The wastewater generation of the proposed project would account for a small percentage of average daily wastewater flow. This increase in wastewater flow would not jeopardize the HTP to operate within its established wastewater treatment requirements. Furthermore, all wastewater from the project would be treated according to requirements of the NPDES permit authorized by the LARWQCB. Therefore, the proposed project would result in a less than significant impact related to wastewater treatment requirements.</p>	
b. LESS THAN SIGNIFICANT IMPACT	<p>LADWP conducts water planning based on forecast population growth. Accordingly, the increase in residential population resulting from the proposed project would not be considered substantial in consideration of anticipated growth. The construction of 58 guest rooms as part of an eldercare facility as a result of the proposed project would be consistent with Citywide growth, and, therefore, the project demand for water is not anticipated to require new water supply entitlements and/or require the expansion of existing or construction of new water treatment facilities beyond those already considered in the LADWP 2010 Urban Water Management Plan. Thus, it is anticipated that the proposed project would not create any water system capacity issues, and there would be sufficient reliable water supplies available to meet project demands. Prior to any construction activities, the project applicant would be required to coordinate with the City of Los Angeles Bureau of Sanitation (BOS) to determine the exact wastewater conveyance requirements of the proposed project, and any upgrades to the wastewater lines in the vicinity of the project site that are needed to adequately serve the proposed project would be undertaken as part of the</p>	

Impact?	Explanation	Mitigation Measures
	project. Therefore, the proposed project would have a less than significant impact related to water or wastewater infrastructure.	
c. LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would increase surface water runoff, resulting in the need for expanded off-site storm water drainage facilities. Development of the proposed project would maintain existing drainage patterns; site-generated surface water runoff would continue to flow to the City's storm drain system. Since the project site is almost entirely impervious, impermeable surfaces resulting from the development of the project would not significantly change the volume of storm water runoff. Accordingly, since the volume of runoff from the site would not measurably increase over existing conditions, the proposed project would not create or contribute runoff water that would exacerbate any existing deficiencies in the storm drain system or provide substantial additional sources of polluted runoff. Therefore, the proposed project would result in a less-than-significant impact related to existing storm drain capacities.</p>	
d. LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would exceed wastewater treatment requirements of the Los Angeles Regional Water Quality Control Board. A significant impact would also occur if the proposed project would increase water consumption or wastewater generation to such a degree that the capacity of facilities currently serving the project site would be exceeded. The proposed project is the construction of 58 guest rooms as part of an eldercare facility, the wastewater generated from the site would be typical of residential projects and would enter into and be treated at the Hyperion Treatment Plant (HTP). As the HTP is in compliance with the State's wastewater treatment requirements, the project would not exceed the wastewater treatment requirements of the Los Angeles Regional Water Quality Control Board (LARWQC). The wastewater generation of the proposed project would account for a small percentage of average daily wastewater flow. This increase in wastewater flow would not jeopardize the</p>	

Impact?	Explanation	Mitigation Measures
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		<p>HTP to operate within its established wastewater treatment requirements. Furthermore, all wastewater from the project would be treated according to requirements of the NPDES permit authorized by the LARWQCB. Therefore, the proposed project would result in a less than significant impact related to wastewater treatment requirements.</p>	
e.	LESS THAN SIGNIFICANT IMPACT	<p>LADWP conducts water planning based on forecast population growth. Accordingly, the increase in residential population resulting from the proposed project would not be considered substantial in consideration of anticipated growth. The construction of 58 guest rooms as part of an eldercare facility as a result of the proposed project would be consistent with Citywide growth, and, therefore, the project demand for water is not anticipated to require new water supply entitlements and/or require the expansion of existing or construction of new water treatment facilities beyond those already considered in the LADWP 2010 Urban Water Management Plan. Thus, it is anticipated that the proposed project would not create any water system capacity issues, and there would be sufficient reliable water supplies available to meet project demands. Prior to any construction activities, the project applicant would be required to coordinate with the City of Los Angeles Bureau of Sanitation (BOS) to determine the exact wastewater conveyance requirements of the proposed project, and any upgrades to the wastewater lines in the vicinity of the project site that are needed to adequately serve the proposed project would be undertaken as part of the project. Therefore, the proposed project would have a less than significant impact related to water or wastewater infrastructure.</p>	
f.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project's solid waste generation exceeded the capacity of permitted landfills. The Los Angeles Bureau of Sanitation (BOS) and private waste management companies are responsible for the collection, disposal, and recycling of solid waste within the City, including the project site. Solid waste during the operation of the proposed project's residential components is anticipated to</p>	

Impact?	Explanation	Mitigation Measures
	<p>be collected by the BOS and private waste haulers, respectively. Solid waste collected from the proposed project is anticipated to be hauled to Sunshine Canyon Landfill. In compliance with Assembly Bill (AB) 939, the project applicant would be required to implement a Solid Waste Diversion Program and divert at least 50 percent of the solid waste generated by the project from the Sunshine Canyon Landfill. The proposed project would also comply with all federal, State, and local regulations related to solid waste. Therefore, the proposed project would have a less-than-significant impact related to solid waste.</p>	
g. LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project's solid waste generation exceeded the capacity of permitted landfills. The Los Angeles Bureau of Sanitation (BOS) and private waste management companies are responsible for the collection, disposal, and recycling of solid waste within the City, including the project site. Solid waste during the operation of the proposed project's residential and retail components is anticipated to be collected by the BOS and private waste haulers, respectively. Solid waste collected from the proposed project is anticipated to be hauled to Sunshine Canyon Landfill. In compliance with Assembly Bill (AB) 939, the project applicant would be required to implement a Solid Waste Diversion Program and divert at least 50 percent of the solid waste generated by the project from the Sunshine Canyon Landfill. The proposed project would also comply with all federal, State, and local regulations related to solid waste. Therefore, the proposed project would have a less-than-significant impact related to solid waste.</p>	
XIX. MANDATORY FINDINGS OF SIGNIFICANCE		
a. LESS THAN SIGNIFICANT IMPACT	<p>Based on the analysis in this Initial Study, the proposed project would not 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, or reduce the number or restrict the range of a rare or endangered plant or animal. However, during project construction, the proposed project may encounter unknown</p>	

Impact?	Explanation	Mitigation Measures
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		cultural resources, including archaeological and paleontological resources. Compliance with existing regulations would reduce impacts to less than significant levels	
b.	LESS THAN SIGNIFICANT IMPACT	A significant impact may occur if the proposed project, in conjunction with the related projects, would result in impacts that are less than significant when viewed separately but significant when viewed together. All potential impacts of the proposed project would be reduced to a less than significant level with the implementation of the mitigation measures. None of these potential impacts are considered cumulatively considerable and implementation of the mitigation measures identified will ensure that no cumulative impacts will occur as a result of the proposed project.	
c.	LESS THAN SIGNIFICANT IMPACT	A significant impact may occur if the proposed project has the potential to result in significant impacts, as discussed in the preceding sections. All potential impacts of the proposed project have been identified, and mitigation measures have been prescribed, where applicable, to reduce all potential impacts to less than significant levels. Upon implementation of mitigation measures identified, the proposed project would not have the potential to result in substantial adverse impacts on human beings either directly or indirectly.	

MITIGATION MONITORING PROGRAM

1. INTRODUCTION

This Mitigation Monitoring Program (MMP) has been prepared pursuant to Public Resources Code Section 21081.6, which requires a Lead Agency to adopt a “reporting or monitoring program for changes to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment.” In addition, Section 15097(a) of the State CEQA Guidelines requires that a public agency adopt a program for monitoring or reporting mitigation measures and project revisions, which it has required to mitigate or avoid significant environmental effects. This MMP has been prepared in compliance with the requirements of CEQA, Public Resources Code Section 21081.6 and Section 15097 of the State CEQA Guidelines.

The City of Los Angeles (City) is the Lead Agency for the Project and therefore is responsible for administering and implementing the MMP. A public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity that accepts the delegation; however, until mitigation measures have been completed, the Lead Agency remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the program.

A Mitigated Negative Declaration (MND) has been prepared to address the potential environmental impacts of the Project. The evaluation of the Project’s impacts in the EIR takes into consideration the project design features (PDF) and applies mitigation measures (MM) needed to avoid or reduce potentially significant environmental impacts. This MMP is designed to monitor implementation of the PDFs and MMs identified for the Project.

2. ORGANIZATION

As shown on the following pages, each identified project design feature and mitigation measure for the Project is listed and categorized by environmental impact area, with accompanying identification of the following:

- Enforcement Agency: the agency with the power to enforce the PDF or MM.
- Monitoring Agency: the agency to which reports involving feasibility, compliance, implementation, and development are made.
- Monitoring Phase: the phase of the Project during which the PDF or MM shall be monitored.
- Monitoring Frequency : the frequency at which the PDF or MM shall be monitored.
- Action Indicating Compliance: the action by which the Enforcement or Monitoring Agency indicates that compliance with the identified PDF or required MM has been implemented.

3. ADMINISTRATIVE PROCEDURES AND ENFORCEMENT

This MMP shall be enforced throughout all phases of the Project. The Applicant shall be responsible for implementing each PDF and MM and shall be obligated to provide certification, as identified below, to the appropriate monitoring and enforcement agencies that each PDF and MM has been implemented. The Applicant shall maintain records demonstrating compliance with each PDF and MM. Such records shall be made available to the City upon request.

During the construction phase and prior to the issuance of building permits, the Applicant shall retain an independent Construction Monitor (either via the City or through a third-party consultant), approved by the Department of City Planning, who shall be responsible for monitoring implementation of PDFs and MMs during construction activities consistent with the monitoring phase and frequency set forth in this MMP.

The Construction Monitor shall also prepare documentation of the Applicant's compliance with the project design features and mitigation measures during construction every 90 days in a form satisfactory to the Department of City Planning. The documentation must be signed by the Applicant and Construction Monitor and be included as part of the Applicant's Compliance Report. The Construction Monitor shall be obligated to immediately notify the Applicant of any non-compliance with mitigation measures and project design features. If the Applicant does not correct the non-compliance within two days from the time of notification, the Construction Monitor shall be obligated to report such noncompliance to the Enforcement Agency. Any continued non-compliance shall be appropriately addressed by the Enforcement Agency.

4. PROGRAM MODIFICATION

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

The Project shall be in substantial conformance with the PDFs and MMs contained in this MMP. The enforcing departments or agencies may determine substantial conformance with PDFs and MMs in the MMP in their reasonable discretion. If the department or agency cannot find substantial conformance, a PDF or MM may be modified or deleted as follows: the enforcing department or agency, or the decision maker for a subsequent discretionary project related approval finds that the modification or deletion complies with CEQA, including CEQA Guidelines Sections 15162 and 15164, which could include the preparation of an addendum or subsequent environmental clearance, if necessary, to analyze the impacts from the modifications to or deletion of the PDFs or MMs. Any addendum or subsequent CEQA clearance shall explain why the PDF or MM is no longer needed, not feasible, or the other basis for modifying or deleting the PDF or MM, and that the modification will not result in a new significant impact consistent with the requirements of CEQA. Under this process, the modification or deletion of a PDF or MM shall not, in and of itself, require a modification to any Project discretionary approval unless the Director of Planning also finds that the change to the PDF or MM results in a substantial change to the Project or the non-environmental conditions of approval.

5. PROJECT DESIGN FEATURES, MITIGATION MEASURES AND IMPLEMENTATION

a) Aesthetics

(1) Mitigation Measures

MM-AES-1: Lighting: Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties, the public right-of-way, nor from above.

Enforcement Agency: City of Los Angeles Department of Building and Safety

Monitoring Agency: City of Los Angeles Department of Building and Safety

Monitoring Phase: Construction; Pre-operation

Monitoring Frequency: Once at Project plan check; Once during field inspection following construction

Action Indicating Compliance: Plan approval and issuance of applicable building permit; Issuance of Certificate of Occupancy

b) Biological Resources

(1) Mitigation Measures

MM-BIO-1: Tree Removal (Non-Protected Trees):

1. 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.
2. Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division. All trees in the public right-of-way shall be provided per the current standards of the Urban Forestry Division, Bureau of Street Services, Department of Public Works.
3. All significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) non-protected trees on the site proposed for removal shall be replaced at a 1:1 ratio with a minimum 24-inch box tree. Net, new trees, located within the parkway of the adjacent public right(s)-of-way, may be counted toward replacement tree requirements.

Enforcement Agency: City of Los Angeles Department of Public Works, Street Services, Urban Forestry Division

Monitoring Agency: City of Los Angeles Department of Building and Safety

Monitoring Phase: Construction; Pre-operation

Monitoring Frequency: Once prior to issuance of grading/building permit; Issuance of Certificate of Occupancy

Action Indicating Compliance: Plan approval and issuance of applicable building permit; Field inspection sign-off

c) Cultural/Historic Resources

(1) Mitigation Measures

MM-CUL-1: Cultural Resources

1. During the course of any ground disturbance activities, the applicant, or their agent, shall retain a professional Native American monitor(s). Ground disturbance activities shall include the following: excavating, digging, trenching, plowing, drilling, tunneling, quarrying, grading, leveling, removing peat, clearing, pounding posts, augering, backfilling, blasting, stripping topsoil or a similar activity. Monitoring of the project site during ground disturbance activities shall comply with the following:
2. The applicant, or their agent, shall obtain a professional Native American monitor, or monitors, by contacting the Fernandeno Tataviam Band of Mission Indians. Prior to the issuance of a grading permit, evidence shall be provided to the Department of City Planning that monitor(s) have been obtained;
3. A monitor shall be secured for each grading unit. In the event that there are simultaneous grading units operating at the same time, there shall be one monitor per grading unit;
4. In the event that subsurface archaeological resources, human remains, or other tribal cultural resources are encountered during the course of ground disturbance activities, all such activities shall temporarily cease on the project site until the archaeological or other tribal cultural resources are assessed and subsequent recommendations are determined by a qualified archaeologist. In the event that human remains are discovered, there shall be no disposition of such human remains, other than in accordance with the procedures and requirements set forth in California Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98 including the required notification to the County Coroner and the Native American Heritage Commission;
5. In the event that subsurface resources are encountered during the course of ground disturbance activities, the qualified archaeologist on site shall specify a radius around where resources were encountered to protect such resources until the procedures and requirements set forth in California Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98 have been fulfilled. Project activities may continue outside of the designated radius area.
6. Copies of any subsequent prehistoric archaeological study, tribal cultural resources study or report, detailing the nature of any significant tribal cultural resources, remedial actions taken, and disposition of any significant tribal cultural resources shall be submitted to the South Central Coastal Information Center (SCCIC).

Enforcement Agency:	City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
Monitoring Agency:	City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
Monitoring Phase:	Construction
Monitoring Frequency:	At time of resource discovery, should it occur
Action Indicating Compliance:	Compliance report by qualified archaeologist

d) Public Services

(1) Mitigation Measures

MM-PS-1: Police - Demolition/Construction Sites: Temporary construction fencing shall be placed along the periphery of the active construction areas to screen as much of the construction activity from view at the local street level and to keep unpermitted persons from entering the construction area.

Enforcement Agency:	City of Los Angeles Department of City Planning, Los Angeles Police Department
Monitoring Agency:	City of Los Angeles Department of City Planning, Los Angeles Police Department
Monitoring Phase:	Pre-construction; Construction
Monitoring Frequency:	Once prior to issuance of building permit; Once prior to issuance of Certificate of Occupancy
Action Indicating Compliance:	Compliance documentation of diagram submittal to LAPD, and issuance of applicable demolition or building permit; Issuance of Certificate of Occupancy