

Environmental Checklist Form (Initial Study)

County of Los Angeles, Department of Regional Planning



Project title: “The View”/ Project No. R2015-01232 / Vesting Tentative Tract Map No. 073082/Conditional Use Permit No. 201500052/Environmental Assessment No. RENV 201500089

Lead agency name and address: Los Angeles County, 320 West Temple Street, Los Angeles, CA 90012

Contact Person and phone number: Steven Jones / (213) 974-6433

Project sponsor’s name and address: Peak Capital Investments, LLC, 9061 Bolsa Avenue, #205, Westminster, CA 92683

Project location: 5101 South Overhill Drive, Windsor Hills (see Figure 1, Project Location)
APN: 5009-007-022 USGS Quad: Inglewood

Gross Acreage: 1.84

General plan designation: CG (General Commercial) (see Figure 2, Land Use)

Community/Area wide Plan designation: N/A

Zoning: C-1 (Restricted Business Zone) (see Figure 3, Zoning)

Description of project:

Project Background: On August 2, 2017, the Los Angeles County (County) Regional Planning Commission approved The View Residential Project (Project) (Project No. R2015-01232-(2)) and adopted the Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) prepared by the County for the Project. Subsequent to these actions, the Regional Planning Commission’s approval of the Project and adoption of the MND and MMRP was appealed to the Los Angeles County Board of Supervisors (“Board of Supervisors” or “Board”). The appeal was considered at the November 21, 2017 Board of Supervisors hearing, with the Board of Supervisors denying the appeal while upholding the Regional Planning Commission’s previous approval of the Project and adoption of the MND and MMRP. After the Board of Supervisor’s hearing, a Notice of Determination (NOD) was filed with the Los Angeles County Clerk.

Following the Board’s denial of the appeal and the filing of the NOD, a Petition for Writ of Mandate was filed by the petitioner, United Homeowner’s Association (“UHA”) in the Los Angeles County Superior Court (Court), Case No. BS172990. In it, UHA challenged the County’s approval of the Project and adoption of the MND and MMRP on several grounds. The matter came on for hearing before the Court on June 14, 2019, with the Court issuing a Ruling on Submitted Matter on June 27, 2019, in which it adopted its oral tentative ruling. The Court found that although the MND did satisfy many requirements of CEQA, it did not fully satisfy the requirements of CEQA as to impacts to traffic and circulation, and as a result, the Court set aside the County’s approval of the Project and adoption of the MND and MMRP.

The Court then issued a Court Order on October 10, 2019 to clarify the Court’s finding that an Environmental Impact Report (EIR) must be completed for the Project. The Court determined that the County shall prepared an EIR in full compliance with the requirements of CEQA as to traffic and circulation only; however, the Court did find that the County satisfied the requirements of CEQA in relation to the other environmental topics addressed in the MND, including the specific areas that the petitioner also challenged (aesthetics, air quality, greenhouse gas emissions, and land use and planning). The Court found that the EIR to be prepared need not include those issues (i.e., all topics other than traffic and circulation) for which the record justifies the County’s actions and determinations. As such, based on direction from the Court, an EIR will be prepared to address the potential for the Project to result in traffic and circulation impacts.

The Project that is currently proposed has remained unchanged compared with the proposed development analyzed in the MND. Thus, the Project evaluated herein is same as the previously contemplated development. In an abundance of caution, the County has decided to prepare an updated Environmental Checklist (Initial Study) to confirm the findings of the previous MND, with the exception of traffic and circulation, which will be analyzed in a forthcoming EIR.

A copy of the previous MND is currently on file and available for review at County Regional Planning Department. Given that the mitigation measures outlined in that MMRP still apply to the Project, the previously adopted MMRP has been appended to this document as Appendix A.

Description of the Project: The Project consists of a vesting tentative tract map (“VTM”) to create one multi-family residence lot, a conditional use permit (“CUP”) for development of 88 attached residential condominium dwelling units, a yard modification for reduced front yard setbacks and a request to exceed the maximum height within zone C-1 (Restricted Business) on 1.84 gross acres (1.76 net acres). The Project site is currently vacant and unimproved. Approximately 139,281 square feet of habitable living space and surface and subterranean parking areas for 194 spaces used for vehicle parking are proposed to be contained within a five-story, 65 foot height structure (see Figure 4, Site Plan). The Project proposes movement of earth material including 28,150 cubic yards of cut, 300 cubic yards of fill and 27,850 cubic yards of export to an approved landfill to be determined. 12,876 square feet of landscaping is proposed.

The actions and/or approvals that the County considered for the Project include, but are not limited to, the following:

- **Conditional Use Permit (CUP) No. 201501232.** Per Section 22.20.030, Table 22.20.030-B, of the County Municipal Code, multi-family residential projects are allowed in zone C-1 with a CUP. A CUP is needed for the development of 88 attached residential condominium dwelling units on the Project site.
- Per Section 22.20.040 of the County Municipal Code, the maximum allowable height in the C-1 zone is 35 feet. The Project, which is proposed to be 65 feet in height; therefore, a CUP is required.
- Per Section 22.44.1350, all property containing any area with a slope of 15 percent or more is subject to the Hillside Management Ordinance. The project site contains slopes of 25% or greater, and therefore, is subject to the Hillside Management Ordinance.
- Per Section 22.20.050 of the County Municipal Code, the minimum front or corner side yard depths for zone C-1 are: twenty feet where a lot fronts on a road classified as a major highway, secondary highway, or parkway; or equal to the front or corner side yard depth required on any contiguous Residential or Agricultural Zone where property adjoins a street. A CUP for a yard modification for reduced front yard setbacks would be required.

Surrounding land uses and setting: The property is surrounded by commercial uses to the north, single-family residence homes to the south, an elementary school to the east, and commercial and oil fields to the west. The 1.84-acre triangular-shaped property is approximately 425 feet south of the City of Los Angeles jurisdictional boundary, east of La Brea, west of Overhill Drive and 425 feet south of Stocker Street. Properties in the City of Los Angeles are developed with a public city park (Norman O Houston Park) multi- and single-family residential uses within the larger, densely urbanized area.

A large portion of the Windsor Hills area to the north and west of the Project site consists of the still productive Inglewood Oil Field. Portions of that oil field have been reclaimed for open space/park purposes and are now part of the Kenneth Hahn State Recreation Area.

No active oil fields are within 100 feet of the Project site.

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code § 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

Refer to Section 18, Tribal Cultural Resources.

Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement):

<i>Public Agency</i>	<i>Approval Required</i>
<u>Department of Public Works</u>	<u>Final Map</u>
<u>Department of Public Works</u>	<u>Building Permit</u>

Major projects in the area:

No.	Project Location	Description/Size
Los Angeles County		
1	4609 W Slauson Av.	Site plan to establish a 2,400 sq ft automatic car wash with 20 parking/vacuum stations, office, vending and computer room.
2	5538 S La Brea Av.	To create 3 multi-family residence lots developed with 31 townhouse-style residential condominium units within Zone R-3 on 2.78 acres.
City of Los Angeles		
3	6855 S La Cienega Bl.	Smart & Final supermarket, 22,590 sf.
4	5208 W Centinela Av.	Chick-fil-A drive through fast food restaurant, 4,642 sf.
5	3130 W Slauson Av.	783 apartments.
6	4252 S Crenshaw Bl.	111 apartments.
7	5400 S Crenshaw Bl.	60,000 sf retail.
8	3900 W MLK Jr. Bl.	50,000 office, 200 condos, 3600 student college.
9	3650 W MLK Jr. Bl.	Baldwin Hills/Crenshaw plaza mixed-use development consisting of 410 apartments, 551 condos, 400 hotel rooms, 2,823 seat cinema, 198,000 sf office.
10	4018 S Buckingham Rd.	130 senior housing units.
11	3831 W Stocker St.	127 apartments.
City of Inglewood		
12	333 N Prairie Av.	310 townhome units.

No.	Project Location	Description/Size
13	408 E Warren Ln.	2,542 commercial building.
14	La Brea Av/Florence Av.	241 multi-family units and 40,000 sf retail.
15	1050 S Prairie Av.	80,000-seat stadium, 6,000-seat performance venue, 2,500 multi-family, 890,000 sf retail, 780,000 sf office, 120,000 sf casino, 300-room hotel, 25 acres open space, 4 acre civic site.
16	417-433 Centinela Av.	116 multi-family units.
17	614 E Hyde Park Bl.	18-bed congregate living facility.
18	912 N Edgewood St.	38 multi-family units.
19	113-133 Plymouth St.	20 townhome units.
20	101-150 Market St.	40,000 sf retail.
21	411 E Hazel St.	18 multi-family units.
22	943-959 W Hyde Park Bl.	5 story self-storage facility.
23	1500 N La Brea Av.	Service station with alcohol convenience store.
24	423 E Warren Ln.	44 multi-family units.
25	3820 W 102 nd St.	300 room hotel.
26	1001 N Welton Wy.	11 multi-family units.
27	408 E Warren Ln.	2-story commercial office/warehouse.
28	527 E Hyde Park Bl.	21 multi-family units.

Reviewing Agencies:

Responsible Agencies

- None
- Regional Water Quality Control Board:
 - Los Angeles Region
 - Lahontan Region
- Coastal Commission
- Army Corps of Engineers
- LAFCO

Trustee Agencies

- None
- State Dept. of Fish and Wildlife
- State Dept. of Parks and Recreation
- State Lands Commission
- University of California (Natural Land and Water Reserves System)

Special Reviewing Agencies

- None
- Santa Monica Mountains Conservancy
- National Parks
- National Forest
- Edwards Air Force Base
- Resource Conservation District of Santa Monica Mountains Area
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County Reviewing Agencies

- DPW
- Fire Department
 - Forestry, Environmental Division
 - Planning Division
 - Land Development Unit
 - Health Hazmat
- Sanitation District
- Public Health/Environmental Health Division: Land Use Program (OWTS), Drinking Water Program (Private Wells), Toxics Epidemiology Program (Noise)
- Sheriff Department
- Parks and Recreation
- Subdivision Committee
- Library

Regional Significance

- None
- SCAG Criteria
- Air Quality
- Water Resources
- Santa Monica Mtns. Area
-

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially significant impacts affected by this project.

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Agriculture/Forestry | <input type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Hydrology/Water Quality | <input checked="" type="checkbox"/> Transportation |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities/Services |
| <input type="checkbox"/> Energy | <input 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 the Lead Department.)

On the basis of this initial evaluation:

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

Signature (Prepared by)

Date

Signature (Approved by)

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 the Lead Department 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 Department 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 mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level. (Mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced.)
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA processes, an effect has been adequately analyzed in an earlier EIR or negative declaration. (State CEQA Guidelines § 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) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 7) The explanation of each issue should identify: the significance threshold, if any, used to evaluate each question, and; mitigation measures identified, if any, to reduce the impact to less than significant. Sources of thresholds include the County General Plan, other County planning documents, and County ordinances. Some thresholds are unique to geographical locations.

1. AESTHETICS

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

A scenic vista is defined as a viewpoint that provides expansion views of a highly valued landscape for the benefit of the general public. Aesthetic components of a scenic vista generally include (1) scenic quality, (2) sensitivity level, and (3) view access. No scenic resources exist on the Project site or in the surrounding area, therefore, the Project will not impact those resources. The Project is located entirely within the jurisdiction of the County of Los Angeles within an established urbanized community and will not affect any scenic resource in the nearby City of Los Angeles. The Project will not obstruct views to or from any scenic resource, degrade the character of a scenic highway, or disrupt a scenic vista. There are no significant ridgelines located on or near the Project property. In addition:

- There are no designated scenic highways adjacent to or in proximity to the Project site as identified by the State of California Caltrans Scenic Highway Mapping System (Updated 9/7/2011): http://www.dot.ca.gov/hq/LandArch/scenic_highways/index.htm;
- There are no scenic highways, corridors, and resources designated by the County General Plan or in the County GIS-NET Scenic Highways layer (in the “Transportation” folder) and Significant Ridgelines layer (in the “Administrative Layers & Districts” folder);
- There are no borders of the subject property with cities adjacent to or near the Project site; and
- No significant ridgelines are on or near the subject property identified in the County GIS-NET Topography layer.

This issue will not be further analyzed in the EIR.

b) Be visible from or obstruct views from a regional riding, hiking, or multi-use trail?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant.

There are no riding or hiking trails on the property site. There is a Class 2 bicycle route located along Overhill Drive. The Project will be visible from the route but will not obstruct any existing views. The Park to Playa Trail is located approximately 325 feet to the north of the Project site. The proposed development will be visible from the hiking trail, however, the site’s topography and existing grade sits above that of the existing street and does not offer any views from Overhill Drive. The Project will not obstruct any views.

This issue will not be further analyzed in the EIR.

c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?
No Impact.

The Project site is not located near and cannot be viewed from any scenic highways, ridgelines, or view sheds. The site is vacant and contains no trees, rock outcroppings, or historic buildings. Removal of the low-lying vegetation would have no noticeable visual impact considered damaging to views currently enjoyed. While the nearby View Park Conservancy has applied to be considered as the View Park Historic District under the United States Department of the Interior, National Park Service, the subject parcel is not found on any lists of Historic resources or points of interest designated by the State of California in unincorporated Los Angeles County, within the State Office of Historic Preservation, on the National Register of Historic Places, or on the State Register of Historic Places. Therefore, no impacts related to state scenic highway would occur.

This issue will not be further analyzed in the EIR.

d) Substantially degrade the existing visual character or quality of public views of the site and its surroundings because of height, bulk, pattern, scale, character, or other features and/or conflict with applicable zoning and other regulations governing scenic quality? (Public views are those that are experienced from publicly accessible vantage point).
Less Than Significant.

Development of the Project would result in the construction of 88 attached residential condominium units including private open space and surface and subterranean parking connecting from Overhill Drive. The Project will vary in height between 58 feet to 65 feet in height. The property slopes up from South La Brea Avenue to Overhill Drive. The building design sets back the proposed structure from the existing residential properties by 37 feet at the southeast part of the structure.

The Project site is a vacant lot and a transition point from commercial establishments to single family homes, which are located to the south of the Project site. Land to the southwest is developed with oil fields. The surrounding homes are largely single- and two-story Spanish Colonial and Mediterranean styles. The Project will be required to include a number of trees along La Brea Avenue, Overhill Drive and as a buffer between the existing single-family residences to the south of the site. The Project will introduce distinctive building elements to the area including modern construction to moderate visual impacts expected by the new development. Nonetheless, per Section 22.150.040, Application and Review Procedures of the County's Municipal Code, the Project would undergo evaluation by the County, which will ensure compatibility with the surrounding visual character.

The project site is located within an urbanized area. Thus, the project would be required to comply with all applicable zoning and land use regulations of the County. The County's Municipal Code does not identify

zoning regulations governing scenic quality for the C-1 zone. Upon approval of a CUP for development of 88 attached residential condominium dwelling units, a yard modification for reduced front yard setbacks, and a request to exceed the maximum height within zone C-1, the project would be in compliance with height and design regulations governing the zoning and land use designation for the project site. Therefore, impacts related to scenic quality and character would be less than significant.

This issue will not be further analyzed in the EIR.

e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?

Less Than Significant Impact with Mitigation Incorporated.

The proposed Project would introduce nighttime lighting to the Project site. Project lighting may include lighting along walkway paths, landscape lighting, low exterior residential lighting at entrances and exits, and street lighting along the street, La Brea Avenue and Overhill Drive. All lighting would be hooded or shielded to focus the light downward and to prevent light spillage onto adjacent properties. The Project site could potentially be illuminated from sunset to sunrise, and the Project lighting could be similar to, or slightly greater in intensity, character and coverage than existing light sources in the surrounding residential neighborhoods surrounding the sites.

The building design of the Project includes non-reflective, textured surfaces on the building as permitted by the Los Angeles County Code and most windows are recessed. Glare generation can occur from sunlight reflected from glass and reflective materials utilized on buildings. Any glare experienced as a result of sunlight reflecting off buildings would be temporary, changing with the movement of the sun throughout the course of the day and the seasons of the year. Glare associated with the proposed Project would be minimal and no more than that typically associated with existing residential use in the surrounding area. The Project landscaping would reduce the effect of any glare by screening glare sources such as windows. Therefore, potential glare impacts would be less than significant.

No extraordinary lighting is proposed that would impact nighttime views. Mitigation Measure MM-1 requires the Project applicant to prepare a site lighting plan. This measure is *intended* to minimize impacts of new sources of light and glare to adjacent land uses, limit nighttime lighting to that necessary for security, and ensure that lighting is shielded to reduce glare and spill lighting effects. Implementation of this mitigation measure would reduce potential impacts related to new lighting to a less than significant level.

Mitigation Measure:

MM-1: Prior to issuance of any building permit, the Project applicant shall prepare a site lighting plan for review and approval by the County of Los Angeles Director of Regional Planning, or designee. The lighting plan shall be prepared by a licensed electrical engineer and shall be in compliance with applicable standards of the Los Angeles County Code. The lighting plan shall demonstrate that all exterior lighting has been designed and located so that all direct rays are confined to the property in a manner meeting the approval of the Director of Regional Planning, or designee.

This issue will not be further analyzed in the EIR.

2. AGRICULTURE / FOREST

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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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?
No Impact.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The Project site is not comprised of any farmland. The property is a vacant, un-improved lot in an established urbanized area. The Project will not result in the conversion of Prime Farmland, Unique Farmland, or any other types of farmland (Source: Farmland Mapping and Monitoring Program, California Department of Conservation.)

This issue will not be further analyzed in the EIR.

b) Conflict with existing zoning for agricultural use, with a designated Agricultural Resource Area, or with a Williamson Act contract?
No impact.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The property is zoned C-1 (Restricted Business Zone) and within an established urbanized area. The Project site is not designated as an Agricultural Opportunity Area. The site is not used for agricultural production and is not protected by or eligible for, a Williamson Act contract. No impacts to agricultural resources would occur, and no mitigation is required.

This issue will not be further analyzed in the EIR.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))?
No impact.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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There is no forest land or timberland zoned Timberland Production within the Project site or vicinity.

This issue will not be further analyzed in the EIR.

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

No Impact.

There Project site is not comprised of forest land and there is no forest land within the vicinity of the Project site.

This issue will not be further analyzed in the EIR.

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.

The Project site is currently zoned C-1 which requires a conditional use permit for single-family residence use. The site is not located in a forest and does not have a land use designation or zoning as forest. It is also not used for agricultural production. The proposed Project would not convert farmland to a nonagricultural use. Likewise, the Project site would not contribute to environmental changes that would indirectly result in conversion of farmland to nonagricultural use. No impacts to agricultural resources would occur, and no mitigation is required.

This issue will not be further analyzed in the EIR.

3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The proposed Project entails developing 88 residential condominium units on an area of land within zone C- 1 of the unincorporated County of Los Angeles. The Project conforms to the underlying County of Los Angeles General Plan Land Use Element designation for the Project site. Therefore, the Project would not interfere with the implementation of any air quality plans, with which the General Plan is required to be consistent.

The Baldwin Hills oil fields are located southwest of the Project site. The Baldwin Hills Community Standards District requires an Air Monitoring Plan for the oil fields to ensure compliance with applicable air quality regulation. The proposed Project would not obstruct the implementation of that plan.

The proposed Project will not have development density or produce trip generation that is substantially greater than what was anticipated in the General Plan that was used to create the SCAQMD Air Quality Management Plan (AQMP). Therefore, the proposed Project would be consistent with the assumptions in the AQMP, and the Project would not conflict with SCAQMD’s attainment plans.

The SCAQMD Governing Board adopted an updated 2012 Air Quality Management Plan (AQMP) on February 1, 2013 (SCAQMD 2013). The purpose of the 2012 AQMP is to set forth a comprehensive program that will lead the region into compliance with federal air quality standards for 8-hour ozone (O₃) and fine particulate matter with a diameter of 2.5 microns or less (PM_{2.5}). The 2012 AQMP is designed to accommodate expected future population, housing, and employment growth and is based on the Southern California Association of Governments’ (SCAG’s) 2012 regional population, housing and employment projections contained in their 2012 Regional Transportation Plan (RTP).

Projects such as the proposed “The View” residential Project do not directly relate to the AQMP in that there are no specific air quality programs or regulations governing general development. Conformity with adopted plans, forecasts and programs relative to population, housing, employment and land use is the primary yardstick by which impact significance of planned growth is determined. The change to regional air quality from the proposed action is immeasurably small due to the size of the Project relative to the air quality basin and because the Project does not exceed air quality standards. Therefore, the Project is considered consistent with the region’s AQMP.

Impacts would be less than significant and no mitigation is required.

Based on Pomeroy Environmental Service's Air Quality Greenhouse Gas initial study Technical Report dated March 2017, this issue will not be further analyzed in the EIR.

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?
Less Than Significant Impact.

The State's criterion for regional significance is 500 dwelling units for residential uses. The proposed Project entails the subdivision and construction of 88 attached residential condominium units located within one building to be used as single-family residences and common space. The Project will not violate any applicable federal or state air quality standard or projected air quality violation or contribute substantially to a projected air quality violation.

The proposed Project is consistent with the underlying land use designation in the General Plan. No mitigation is needed.

Based on Pomeroy Environmental Service's Air Quality Greenhouse Gas initial study Technical Report dated March 2017, this issue will not be further analyzed in the EIR.

c) Expose sensitive receptors to substantial pollutant concentrations?
Less Than Significant Impact.

The Project would not result in a cumulatively considerable net increase of non-attainment criteria pollutants. The Project is a residential subdivision that will create 88 residential condominium units. The Project, individually or cumulatively, will not exceed the SCAQMD Air Quality Significant Thresholds as the proposed density is in keeping with the density set forth in the underlying land use plan.

The 1-hour maximum carbon monoxide (CO) levels at the nearest SCAQMD air monitoring station are 7 parts per million (ppm), well below the State standard of 20 ppm. Project-related CO impacts are estimated to be below the +0.1 dB significant increase threshold contained in SCAQMD Rule 1303. The Project will not measurably increase CO levels.

The Project will not exceed the SCAQMD Air Quality Significant Thresholds.

Construction activity air quality impacts occur mainly in close proximity to individual disturbance areas. There may, however, be some "spill-over" into the surrounding community through vehicles entering, leaving or passing the site.

Construction also entails use of internal combustion engines to power on-road trucks and off-road mobile, semi-mobile and semi-stationary equipment. Such sources are mainly diesel-powered and are poorly regulated in terms of allowable emission levels. Equipment exhaust emissions would not exceed the SCAQMD threshold. Construction emissions would be less than the thresholds allowed with code compliance.

Based on Pomeroy Environmental Service's Air Quality Greenhouse Gas initial study Technical Report dated March 2017, this issue will not be further analyzed in the EIR.

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

Less Than Significant Impact With Mitigation Incorporated.

Sensitive receptors are adjacent to and within a 1/4 mile to approximately 3/4 mile of the property identified as playgrounds, schools, day care facilities and other residential neighborhoods. There would be a less than significant impact with code compliance and mitigation. Construction of the Project may expose surrounding sensitive receptors to airborne particulates, as well as a small quantity of construction equipment pollutants (i.e., usually diesel-fueled vehicles and equipment). However, exhaust emissions associated with construction of a project this size are typically below SCQAMD CEQA thresholds during construction and construction contractors would be required to implement measures to reduce or eliminate emissions by following SCAQMD standard construction practices.

Sensitive receptors could potentially be exposed to adverse effects from ultra-small diameter particulate matter comprised of chemically reactive pollutants such as sulfates, nitrates or organic material. A national clean air standard for particulate matter of 2.5 microns or smaller in diameter known as PM-2.5 was adopted in 1997. Very little construction activity particulate matter is in the PM-2.5 range Soil dust is also more chemically benign than typical urban atmospheric PM-2.5. Impacts if any would be less than significant as long as mitigation measures are implemented.

In addition to fine particles that remain suspended in the atmosphere semi-indefinitely, construction activities generate many larger particles with shorter atmospheric residence times. This dust is comprised mainly of large diameter inert silicates that are chemically non-reactive and are further readily filtered out by human breathing passages.

The Project involves movement of earth material to include excavation, filling, grading, loading, and hauling from the site. The Project engineer estimates that 27,000 cubic yards of excess fill will be generated.

Fugitive dust particles are nuisances as they settle on parked cars, outdoor furniture, or landscape foliage. Dust deposition normally occurs in close proximity to the source. The average travel distance of heavier dust particles is 50 feet from the source (USEPA, AP-42). Some particles will, however, escape the construction site. The Windsor Hills Elementary School is directly downwind of any construction soil disturbance. The proposed Project's impact to air quality will be less than significant with mitigation measures incorporated by governing agencies.

Mitigation Measure MM-3 requires the Project applicant to provide a power wash to remove soil from the school building and school equipment. This measure is *intended* to minimize impacts of prolonged exposure to pollutant concentrations. Implementation of this mitigation measure would reduce potential impacts related to exposure to sensitive receptors to a less than significant level.

Mitigation Measures:

MM-3: *Prior to issuance of any grading permit the applicant shall prepare a grading plan for review and approval by the County of Los Angeles Director of Regional Planning, or designee, that includes a note indicating that at the conclusion movement of any earth material of 10,000 cubic yards or the authorized volume, whichever is greater, the Project applicant shall perform power washing to the Windsor Hills Elementary School building(s) and playground equipment. The grading plan shall be prepared by a licensed civil engineer and shall be in compliance with applicable standards of the Los Angeles County Code. The grading plan shall further demonstrate that all construction vehicle wheels shall be water sprayed and/or washed, in a manner meeting the approval of the Director of Regional Planning, or designee, to limit dust traveling offsite.*

MM-3.1: *Prior to issuance of any grading permit the applicant shall implement a dust suppression program to prevent the migration of dust particles to the adjacent residential area. Fugitive dust emission reduction shall be demonstrated in a manner meeting the approval of the Director of Public Health.*

MM-3.2: *Prior to issuance of any grading permit the applicant shall prepare and submit to the Director of Public Health an air quality assessment verifying that the future occupants of the project will not be exposed to significant air toxics, fumes and other hazards associated with fires and the proximity to the Baldwin Hills Oil Fields.*

Based on Pomeroy Environmental Service's Air Quality Greenhouse Gas initial study Technical Report dated March 2017, this issue will not be further analyzed in the EIR.

4. BIOLOGICAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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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 (CDFW) or U.S. Fish and Wildlife Service (USFWS)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

This is an urban site. A nesting bird survey should be prepared prior to construction.

Biological resources are identified and protected through various federal, state, regional, and local laws and ordinances. The federal Endangered Species Act and the California Endangered Species Act (CESA) state that animals and plants that are threatened with extinction or are in a significant decline will be protected and preserved. The State Department of Fish and Wildlife created the California Natural Diversity Database (CNDDB), which is a program that inventories the status and locations of rare plants and animals in California.

This issue will not be further analyzed in the EIR.

b) Have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFW or USFWS?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact.

The County's primary mechanism to conserve biological diversity is an identification tool and planning overlay called Significant Ecological Areas (SEA). SEAs are ecologically important land and water systems that are valuable as plant and/or animal communities, often integral to the preservation of threatened or endangered species, and conservation of biological diversity in the County. These areas also include nearly all of the wildlife corridors in the County, as well as oak woodlands and other unique and/or native trees.

The Project site is not located in or near an SEA or regional or local habitat conservation plan as designated by the state or County. The Project would not have any impact on identified sensitive natural communities.

This issue will not be further analyzed in the EIR.

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

No Impact.

Section 404 of the Clean Water Act defines wetlands as "those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas."

The Project site is not located on or near any federally or State protected wetlands. Accordingly, the Project would have no impact on wetlands or waters of the U.S.

This issue will not be further analyzed in the EIR.

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.

The Project site is not located near any designated wildlife or migratory corridors. However, due to the presence of trees on-site, there is a potential for nesting habitat for birds species that are afforded protection under the Migratory Bird Treaty Act (MBTA). Vegetation on site may provide suitable nesting sites for birds. A report should provide recommendations for the avoidance of nesting birds during construction activities at the site.

Mitigation Measure:

MM-4: Within five (5) days prior to land-clearing activities between February 1 through August 31, a qualified biologist shall conduct a nesting survey to identify any direct or indirect impacts to actively nesting birds. If direct or indirect impacts are identified, the biologist shall specify the appropriate mitigation measure(s) for these impacts. Such measures may include avoidance of occupied nests, staging work areas outside an established buffer area, modified scheduling of grading and clearing and monitoring of active nests during construction.

With incorporation of Mitigation Measure MM-4, project impacts would be less than significant.

This issue will not be further analyzed in the EIR.

e) Convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5 inch in diameter measured at 4.5 feet above mean natural grade) or

other unique native woodlands (juniper, Joshua, southern California black walnut, etc.)?

No Impact.

There are no oak trees, oak woodlands, Joshuas, or Junipers on the subject property.

This issue will not be further analyzed in the EIR.

f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.174), the Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, Ch. 102), Specific Plans (L.A. County Code, Title 22, Ch. 22.46), Community Standards Districts (L.A. County Code, Title 22, Ch. 22.300 et seq.), and/or Coastal Resource Areas (L.A. County General Plan, Figure 9.3)?

No Impact.

There are no Wildflower Reserve Areas on the subject property. Since there are no oak trees or oak woodlands on the subject property, there is no conflict with the Los Angeles County Oak Tree Ordinance.

This issue will not be further analyzed in the EIR.

g) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved state, regional, or local habitat conservation plan?

No Impact.

The Project does not conflict with any adopted State, regional, or local Habitat Conservation Plan.

This issue will not be further analyzed in the EIR.

5. CULTURAL RESOURCES

Would the project:

a) Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines § 15064.5?
No Impact.

CEQA defines a “historical resource” as a resource that meets one or more of the following criteria: (1) listed in, or determined eligible for listing in, the California Register of Historical Resources (California Register); (2) listed in a local register of historical resources as defined in Public Resources Code (PRC) Section 5020.1(k); (3) identified as significant in a historical resource survey meeting the requirements of PRC Section 5024.1(g); or (4) determined to be a historical resource by a project’s Lead Agency (PRC Section 21084.1 and State CEQA Guidelines Section 15064.5(a)).

There are no features on the subject property considered eligible under any of the four criteria for listing on the California Register. There are no historical resources present on site. In addition, based on the age of the surrounding residential homes, none of the adjacent structures would be eligible for listing in the California Register, and none is listed in a local register of historic places, identified, or determined to be a historic resource by the County. Therefore, the proposed Project would not cause a substantial adverse change in the significance of a historical resource, and no mitigation is required.

This issue will not be further analyzed in the EIR.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?
Less Than Significant Impact With Mitigation Incorporated.

A review was conducted of the National Register, the California Register, and the California Office of Historic Preservation. Additionally, further research was conducted through the Los Angeles County Assessor’s office and through various internet resources. The searches revealed no cultural resources within one-half mile of the Project site boundaries.

Ground disturbing activities always have the potential to reveal buried deposits not observed on the surface during previous archaeological surveys. Prior to the initiation of ground-disturbing activities, field personnel should be alerted to the possibility of buried prehistoric or historic cultural deposits. As such, Mitigation Measure MM-5 is provided.

Mitigation Measure:

MM-5: Prior to the issuance of any grading permit, applicants shall provide written evidence to the County of Los Angeles that a County certified archaeologist has been retained to observe grading activities greater than six feet in depth and salvage and catalogue archaeological resources as necessary. The archaeologist shall be present at the pre-grade conference, shall establish procedures for archaeological resource surveillance, and shall establish, in cooperation with the applicant, procedures for temporarily halting or redirecting work to permit the sampling, identification, and evaluation of the artifacts as appropriate. If the archaeological resources are found to be significant, the archaeological observer shall

determine appropriate actions, in cooperation with the project applicant, for exploration and/or salvage. Prior to the release of the grading bond the applicant shall obtain approval of the archaeologist's follow-up report from the County. The report shall include the period of inspection, an analysis of any artifacts found and the present repository of the artifacts. Applicant shall prepare excavated material to the point of identification. Applicant shall offer excavated finds for curatorial purposes to the County of Los Angeles, or its designee, on a first refusal basis. These actions, as well as final mitigation and disposition of the resources, shall be subject to the approval of the County. Applicant shall pay curatorial fees if an applicable fee program has been adopted by the Board of Supervisors, and such fee program is in effect at the time of presentation of the materials to the County or its designee, all in a manner meeting the approval of the County. Unanticipated discoveries shall be evaluated for significance by a County-certified archaeologist. If the archaeological resources are found to be significant, then the Project Applicant shall be required to perform data recovery, professional identification, radiocarbon dates as applicable, and other special studies; submit materials to the County of Los Angeles, or its designee, on a first refusal basis; and provide a comprehensive final report including appropriate records for the California Department of Parks and Recreation (Building, Structure, and Object Record; Archaeological Site Record; or District Record, as applicable).

This issue will not be further analyzed in the EIR.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less than Significant Impact with Mitigation Incorporated.

Paleontological sensitivity is a measure of the potential for the discovery of significant fossils during development of an area. Sensitivity levels are predicated primarily for the underlying geological formations. The project may require excavations that penetrate through alluvial soils and into bedrock formations since there are levels of subterranean parking proposed; however, since the region is sensitive for paleontological resources, unknown significant paleontological resources could be disturbed if excavations penetrate the bedrock formations in the Project site. If excavations penetrate the bedrock formations in the Project site, the applicant is required to retain a qualified paleontologist to monitor these excavations. The paleontologist would ensure any collected specimens be prepared, identified, cataloged, and donated to an accredited repository, pursuant to mitigation identified in the previous MND (MM-5.1). Therefore, impacts related to paleontological resources would be less than significant.

Mitigation Measures:

MM-5.1: Prior to the issuance of any grading permit, applicants shall provide written evidence to the County of Los Angeles that a County certified paleontologist has been retained to observe grading activities greater than six feet in depth and salvage and catalogue paleontological resources as necessary. The paleontologist shall be present at the pre-grade conference, shall establish procedures for paleontologist resource surveillance, and shall establish, in cooperation with the applicant, procedures for temporarily halting or redirecting work to permit the sampling, identification, and evaluation of the artifacts as appropriate. If the paleontological resources are found to be significant, the paleontologist observer shall determine appropriate actions, in cooperation with the project applicant, for exploration and/or salvage. Prior to the release of the grading bond the applicant shall obtain approval of the paleontologist's follow-up report from the County. The report shall include the period of inspection, an analysis of any artifacts found and the present repository of the artifacts. Applicant shall prepare excavated material to the point of identification. Applicant shall offer excavated finds for curatorial purposes to the County of Los Angeles, or its designee, on a first refusal basis. These actions, as well as final mitigation and disposition of the resources, shall be subject to the approval of the County. Applicant shall pay curatorial fees if an applicable fee program has been

adopted by the Board of Supervisors, and such fee program is in effect at the time of presentation of the materials to the County or its designee, all in a manner meeting the approval of the County. Unanticipated discoveries shall be evaluated for significance by a County-certified paleontologist. If the paleontological resources are found to be significant, then the project shall be required to perform data recovery, professional identification, radiocarbon dates as applicable, and other special studies; submit materials to the County of Los Angeles, or its designee, on a first refusal basis; and provide a comprehensive final report including appropriate records for the California Department of Parks and Recreation.

This issue will not be further analyzed in the EIR.

d) Disturb any human remains, including those interred outside of dedicated cemeteries?

Less Than Significant Impact with Mitigation Incorporated.

The Project site is not a formal cemetery and is not adjacent to a formal cemetery. The Project site is not known to contain human remains interred outside formal cemeteries, nor is it known to be located on a burial ground. The Project would involve ground disturbance during construction. It is highly unlikely that the proposed Project would disturb any human remains during construction; however, should human remains be uncovered during construction, mitigation measure MM-5.4 would apply.

Mitigation Measure:

MM-5.2: If human remains are encountered during excavation activities, all work shall halt and the County Coroner shall be notified (California Public Resources Code §5097.98). The Coroner will determine whether the remains are of forensic interest. If the Coroner, with the aid of the County-approved Archaeologist, determines that the remains are prehistoric, s/he will contact the Native American Heritage Commission (NAHC). The NAHC shall be responsible for designating the most likely descendant (MLD), who will be responsible for the ultimate disposition of the remains, as required by Section 7050.5 of the California Health and Safety Code. The MLD shall make his/her recommendation within 48 hours of being granted access to the site. The MLD's recommendation shall be followed if feasible, and may include scientific removal and non-destructive analysis of the human remains and any items associated with Native American burials (California Health and Safety Code §7050.5). If the landowner rejects the MLD's recommendations, the landowner shall reburial the remains with appropriate dignity on the property in a location that will not be subject to further subsurface disturbance (California Public Resources Code §5097.98).

This issue will not be further analyzed in the EIR.

6. ENERGY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

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"/>
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Less Than Significant Impact.

The new structures would be built to comply with all current building codes, including the requirements of California Title 24, Part 11 Energy Efficiency Standards for Residential and Nonresidential Buildings and the Title 31 California Green Building Standards. Impacts would be less than significant and no mitigation is required.

This issue will not be further analyzed in the EIR

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"/>
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Less Than Significant Impact.

The Project does not involve any processes or features requiring excessive amounts of energy as compared to other residential uses throughout the County. Moreover, compliance with all pertinent State and local building codes for the conservation of energy resources would ensure that the proposed residential are more energy-efficient than older residential construction.

Since the Project is required to comply with the LA County Green Building Standards Code related to construction and Appendix F, Section 1 of the CEQA Guidelines requires evaluation of energy efficiency only for Environmental Impact Reports, impacts would be less than significant and no mitigation is required.

This issue will not be further analyzed in the EIR.

7. GEOLOGY AND SOILS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

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 active fault trace? Refer to Division of Mines and Geology Special Publication 42.
Less Than Significant Impact.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Project site is located within an Alquist-Priolo Earthquake Fault Zone. Fault trace are located approximately 50 feet to the south east and south west of the Project site and approximately 100 feet to the northwest of the property. Earth cracks have been identified within the southeast portion of the property during prior fault trenching on site. The primary active or potentially active fault zone that would have the maximum potential impact on the site is the Newport Inglewood. A maximum probable earthquake of magnitude 7.2 and a slip rate of 1 mm/year have been assigned to this fault zone.

A Geotechnical Report, prepared by Hetherington Engineering, Inc. and dated November 11, 2014, was reviewed by the Department of Public Works and the Project has been cleared. The report found that the Project is feasible from a geotechnical standpoint. It recommends setbacks from identified earth cracks, which are included within the Project design. There are additional recommendations regarding grading, foundation, and slab design. Recommendations include setting building footings back one-third of the height of the slope, with a minimum of five feet and a maximum of 40 feet, and one half of the height of the slope, with a maximum of 15 feet for the ascending slope. Additionally, a minimum 15-foot setback from any surface ground fracture shall be maintained.

With adherence to County Code requirements, the impact is less than significant.

- A Construction Project Site Review and Well Abandonment process should occur in coordination with the Division of Oil, Gas and Geothermal Resources (DOGGR) staff prior to development and approval of final building plans and construction.
- Structural design of the Project shall meet or exceed the Uniform Building Code (UBC) requirements for seismic design, under the provisions of the County of Los Angeles Building Code.
- The proposed Project shall comply with all state and County of Los Angeles building and seismic

regulations to minimize danger and losses that may result from ground shaking/seismic activity.

- All grading shall be accomplished under the discretion of the Project geotechnical engineer in accordance with the requirements of the County of Los Angeles.

This issue will not be further analyzed in the EIR.

**ii) Strong seismic ground shaking?
Less Than Significant Impact.**

The Project site is located on a through-lot with frontages along both La Brea Avenue and Overhill Drive in the unincorporated area of the Ladera Heights/View Park – Windsor Hills area. The site lies approximately within an Alquist-Priolo Fault Zone of the Newport-Inglewood Fault. The mapped trace of the fault traverses the along the La Brea Avenue portion of the site. The earth cracks were observed at the southeast portion of the site.

Strong seismic ground shaking at the Project site is correlated with the proximity to an active fault line that triggers an earthquake. The proposed Project would subject people or structures to strong seismic ground shaking.

Approximately 20 notable earthquakes (with a magnitude (M) of 6.0 or greater on the Richter Scale) were recorded in Southern California during the years 1769 to 1999. The two largest earthquakes in the Los Angeles Basin during recent times are the January 1994 M6.7 Northridge and February 1971 M6.6 San Fernando (also commonly known as the Sylmar) earthquakes. Destructive compressional earthquakes, such as the 1971 San Fernando, the 1989 Whittier, and the 1994 Northridge earthquakes, along with numerous smaller compressional events, are reminders that active reverse and thrust faulting activity continues.

The Project would likely experience moderate to intense seismic ground shaking during its design life also because of regional seismicity. The estimated design peak horizontal ground acceleration per the 2010 California Building Code (CBC) is 0.49g. With adherence to County Code requirements, the impact is less than significant.

This issue will not be further analyzed in the EIR.

**iii) Seismic-related ground failure, including liquefaction and lateral spreading?
Less Than Significant Impact.**

The Project site is not located within a liquefaction zone. The approved Geotechnical report prepared by Hetherington Engineering, Inc. and dated November 11, 2014 found the threat of liquefaction to be insignificant due to the lack of groundwater in the upper 51-feet and the presence of dense alluvial soils.

This issue will not be further analyzed in the EIR.

**iv) Landslides?
Less Than Significant Impact.**

The Project site is not located within a designated landslide area (Source: GISNET3). The geotechnical report prepared by Hetherington Engineering, Inc. and dated November 21, 2014 found that the property is susceptible to seismic induced land sliding. The geotechnical report has been reviewed and approved by the Department of Public Works. The risk of seismically induced land sliding is considered to be low provided the site is graded in accordance with the grading recommendations.

This issue will not be further analyzed in the EIR.

b) Result in substantial soil erosion or the loss of topsoil?
Less Than Significant Impact.

The Project site is located in an urbanized and developed area. 19,000 cubic yards of cut and 200 cubic yard of fill grading is proposed. The approved geotechnical report for the Project found undocumented fill material unsuitable for the proposed Project, which must be removed to reach the older alluvium soil, which is suitable for the proposed construction. Construction will be subject to grading and/or site drainage review and have to comply with the County's Low Impact Development (LID) Ordinance. LID sets forth requirements to manage storm water runoff and lessen the potential for erosion resulting from storm water runoff. Thus, the proposed Project should not cause substantial soil erosion or the loss of topsoil.

This issue will not be further analyzed in the EIR.

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.

The approved geotechnical report prepared by Hetherington Engineering Inc., dated November 21, 2014 found undocumented fill of silty sand unsuitable for the proposed Project. Older Alluvium can be found at 3-12 feet under the undocumented fill. The alluvium soil is suitable for the proposed Project. Project site requirements for stability would involve the removal of the undocumented fill where construction is proposed, if not already removed by proposed grading. Removal depths will be determined by a geotechnical consultant in the field during grading as outline in the report. All report recommendations would be implemented, consistent with the County Code. With adherence to County Code requirements, the impact is expected to be less than significant.

This issue will not be further analyzed in the EIR.

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.

Expansive soils can undergo shrinkage during drying, and swelling during the rainy winter season, or when irrigation is resumed resulting in distress to building structures and hardscape improvements. Expansive soils are those that change their volume depending on the presence and extent of water saturated in the soil.

Based on the prior field exploration conducted by Hetherington Engineering, the subject site is underlain by undocumented fill and older alluvium. The property is mantled by a variable thickness of undocumented fill consisting of damp to moist, loose to medium dense, brown and dark brown silty sand. The undocumented fill material is not considered suitable for the support of the proposed structure or compacted fill in its existing condition. Older alluvium underlies the fill at depths up to 10 feet below existing site grades and consists generally of orange brown silty sand and gravel which is damp to moist, and medium dense to dense.

The Project site is not located on soil identified as expansive. The proposed Project would be required to comply with Los Angeles County building codes, which includes construction and engineering standards, as well as any recommendations developed in tandem with a soils or geology report resulting in less than significant impact.

This issue will not be further analyzed in the EIR.

e) Have soils incapable of adequately supporting the use of onsite wastewater treatment systems where sewers are not available for the disposal of wastewater?
No Impact.

Public sewers are available for the disposal of wastewater. The residential subdivision project will utilize public sewer for the disposal of waste water. No impacts to soils would occur as a result of onsite wastewater treatment.

This issue will not be further analyzed in the EIR.

f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, Ch.22.104)?
Less Than Significant Impact

The property site contains slopes of 25% or greater and is, therefore, subject to the Hillside Management Ordinance. A Hillside Management Conditional Use Permit is required and has been applied for concurrently with the subdivision. Urban Hillside Management Areas are required to provide 25% open space (improved or natural) as well as implement design guidelines as part of the Project. The Project will provide at least 25% of improved open space and incorporate design guidelines and, therefore, will not conflict with the Hillside Management Ordinance.

This issue will not be further analyzed in the EIR.

8. GREENHOUSE GAS EMISSIONS

	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<i>Potentially Significant Impact</i>			

Would the project:

a) **Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?**
Less Than Significant Impact.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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GHGs, as defined under California’s Assembly Bill 32 (AB 32) (California Health and Safety Code §38505), include carbon dioxide (CO2), methane (CH4), nitrous oxide (N2O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF6). GHGs vary widely in the power of their climatic effects; therefore, climate scientists have established a unit called global warming potential (GWP). The GWP of a gas is a measure of both potency and lifespan in the atmosphere as compared to CO2. For example, since CH4 and N2O are approximately 21 and 310 times more powerful than CO2, respectively, in their ability to trap heat in the atmosphere, they have GWPs of 21 and 310, respectively (CO2 has a GWP of 1). Carbon dioxide equivalent (CO2e) is a quantity that enables all GHG emissions to be considered as a group despite their varying GWP. The GWP of each GHG is multiplied by the prevalence of that gas to produce CO2.

The Project site is currently undeveloped. The residential sector of total GHGs equals approximately 18 percent. Within that sector, typical annual CO2 emissions account for over 98 percent of GHGs and those emissions are all energy-related. Energy-related GHG emissions can be reduced by both constructing the building with energy- and water-saving features and by encouraging residents to walk or bicycle to public transportation, shopping, and services.

The Project includes the creation of one multi-family lot developed with 88 attached, single-family residential condominium units. Construction activities are short term and cease to emit greenhouse gases upon completion. Considering requirements of the County’s Green Building Ordinance, it is not expected that the Project will generate GHGs that would have a significant impact on the environment.

Assembly Bill (AB) 32, the California Global Warming Solutions Act of 2006 (California Health and Safety Code §38501), recognizes that California is the source of substantial amounts of GHG emissions. The statute states that:

Global warming poses a serious threat to the economic well-being, public health, natural resources, and the environment of California. The potential adverse impacts of global warming include the exacerbation of air quality problems, a reduction in the quality and supply of water to the state from the Sierra snowpack, a rise in sea levels resulting in the displacement of thousands of coastal businesses and residences, damage to marine ecosystems and the natural environment, and an increase in the incidences of infectious diseases, asthma, and other human health-related problems.

In order to avert these consequences, AB 32 establishes a State goal of reducing GHG emissions to 1990 levels by the year 2020, which is a reduction of approximately 16 percent from forecasted emission levels. The County of Los Angeles has set a target to reduce GHG emissions by at least 11% below 2010 levels by 2020 as reflected

in the County's Community Climate Action Plan (CCAP). The CCAP is a component of the Los Angeles County General Plan.

The CCAP includes goals and strategies for individual project level incentives for compliance with State and local actions to reduce GHG emissions within the unincorporated areas. The State actions considered in the CCAP include Titles 24 and 31 with regard to building energy reductions and green building design.

The County determined, pursuant to the discretion afforded by Sections 15064.4(a) and 15064.4(b) of the CEQA Guidelines, that the Project shall be evaluated by the regulations and requirements adopted to implement the local CCAP for the reduction or mitigation of greenhouse gas emissions.

Construction Activity GHG Emissions

Construction GHG emissions are generated by vehicle engine exhaust from construction equipment, on-road hauling trucks, vendor trips, and worker commuting trips. Because impacts from construction activities occur over a relatively short period of time, they contribute a relatively small portion of the overall lifetime project GHG emissions. In addition, GHG emission reduction measures for construction equipment are relatively limited. Therefore, SCAQMD staff recommends that construction emissions be amortized over a 30-year project lifetime, so that GHG reduction measures address construction GHG emissions as part of the operational GHG reduction strategies (SCAQMD 2008).

Project Operational GHG Emissions

Proposed Project activities will result in continuous greenhouse gas emissions from mobile, area, and operational sources. Mobile sources, including vehicle trips to and from the Project site, will result primarily in emissions of CO₂ with minor emissions of methane (CH₄) and nitrous oxide (N₂O). The most significant GHG emission from natural gas usage will be methane. Electricity usage by the Project and indirect usage of electricity for water and wastewater conveyance will result primarily in emissions of CO₂. Disposal of solid waste will result in emissions of methane from the decomposition of waste at landfills coupled with CO₂ emission from the handling and transport of solid waste. These sources combine to define the long-term greenhouse gas emissions inventory for the build-out of the proposed Project.

A numerical threshold for determining the significance of greenhouse gas emissions in the South Coast Air Basin (Basin) has not officially been adopted by the SCAQMD. As an interim threshold based on guidance provided in the CAPCOA *CEQA and Climate Change* white paper, a non-zero threshold based on Approach 2 of the handbook will be used. Threshold 2.5 (Unit-Based Thresholds Based on Market Capture) establishes a numerical threshold based on capture of approximately 90 percent of emissions from future development. The latest threshold developed by SCAQMD using this method is 3,000 metric tons carbon dioxide equivalent (MTCO₂E) per year for residential and commercial projects. This threshold is based on the review of 711 CEQA projects.

Greenhouse gas emissions associated with the proposed Project is not expected to exceed the 3,000 MTCO₂E threshold based on assumptions for projects similar in size; therefore, impacts will be less than significant and no mitigation is required.

Based on Pomeroy Environmental Service's Air Quality Greenhouse Gas initial study Technical Report dated March 2017, this issue will not be further analyzed in the EIR.

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

No Impact.

The County has adopted the 2013 edition of the California Building Code (County Code Title 26 (Building Code), including the California Green Building Standards Code (County Code Title 31 (Green Building Standards Code). The Project would be subject to the California Green Building Standards Code, which requires new buildings to reduce water consumption, employ building commissioning to increase building system efficiencies for large buildings, divert construction waste from landfills, and install low pollutant- emitting finish materials.

The Project design incorporates energy efficient design practices where feasible. The Project does not include any feature (i.e. substantially altered energy demands) that would interfere with implementation of these state and County codes and plans. No impact will occur.

Based on Pomeroy Environmental Service's Air Quality Greenhouse Gas initial study Technical Report dated March 2017, this issue will not be further analyzed in the EIR.

9. HAZARDS AND HAZARDOUS MATERIALS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?
Less Than Significant Impact.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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A hazardous material is defined as any material that, due to its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or environment. Hazardous materials include, but are not limited to, hazardous substances, hazardous wastes, and any material that a business or the local implementing agency has a reasonable basis for believing would be injurious to the health and safety of persons or harmful to the environment if released into the environment.

The proposed project involves construction of new residential units, which would require grading, installation of infrastructure to connect to existing power, water and sewer lines, and other construction associated with erecting the residential structures. The residential subdivision Project does not include the routine transportation, storage, production, use, or disposal of hazardous materials, or the use of pressurized tanks. During the construction phase of the Project, the Project may include minimal use of hazardous materials, such as solvents, cleaning agents, paints, pesticides, batteries, aerosol cans, chlorine, paints, lubricants, and oils. The project is subject to current local, state, and Federal laws relating to the use, storage, and disposal of these materials. Hazardous materials that are used during construction would be transported, used, stored, and disposed of according to County, State, and federal regulations. Operation of the proposed Project would not involve the use, transport, or disposal of hazardous materials, nor would it result in generation of hazardous emissions, materials, or wastes. No mitigation measures would be required.

This issue will not be further analyzed in the EIR.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?
Less Than Significant Impact.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed residential Project does not include the release of hazardous materials or waste into the environment. The construction of the condominiums may include minimal use of hazardous materials, such as solvents, paints, lubricants, and oils, which would not create a significant hazard to the public or the environment, or result in any accidental condition that could affect the public or the environment.

While construction related spills of hazardous materials are not uncommon, the enforcement of construction and demolition standards, including BMPs by appropriate local and state agencies, would minimize the potential for an accidental release of petroleum products and/or hazardous materials during construction.

Federal, state, and local regulations would be followed by the construction contractor to reduce the effects of potential hazardous materials spills. Therefore, impacts relating to construction-related spills would be less than significant.

This issue will not be further analyzed in the EIR.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?
Less Than Significant Impact.

The development of residential condominium units will not generate hazardous emissions or results in the handling of acutely hazardous materials, substances or waste. The construction phase of the Project could include the minimal use of hazardous materials such as solvents, paints, lubricants, and oils. However, current local, state, and Federal laws relating to the use, storage, and disposal of these materials make it unlikely that the Project would have a significant effect on the residences located near the Project site.

This issue will not be further analyzed in the EIR.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?
No Impact.

The Project site is not included on the California Department of Toxic Substances Control EnviroStor database of clean-up sites and hazardous waste permitted facilities (Source: <http://www.envirostor.dtsc.ca.gov/public/>).

This issue will not be further analyzed in the EIR

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?
No Impact.

The project site is not located within an airport land use plan or within two miles of a public airport or public use airport.

This issue will not be further analyzed in the EIR.

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

Less Than Significant Impact.

The development of residential condominium units in a residentially developed area will not impair implementation of, or physically interfere, with an adopted emergency response plan or emergency evacuation plan. While La Brea Avenue is a designated highway disaster response route (Figure 12.6, General Plan 2035), the proposed Project would not interfere with the use of the route as direct access to the site is provided via Overhill Drive.

This issue will not be further analyzed in the EIR.

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving fires, because the project is located:

i) within a high fire hazard area with inadequate access?

Less Than Significant Impact

The Project site is fronted by two public streets, Overhill Drive and La Brea Avenue. The proposed Project will also have a driveway that will serve as a fire lane. Los Angeles County Fire Department has reviewed and cleared the proposed Project.

This issue will not be further analyzed in the EIR.

ii) within an area with inadequate water and pressure to meet fire flow standards?

No Impact.

The Fire Department has determined that the existing water pressure would be adequate to meet fire flow standards for the proposed development.

This issue will not be further analyzed in the EIR.

iii) within proximity to land uses that have the potential for dangerous fire hazard?

Less Than Significant Impact.

The Project site is located next to single-family residential use to the south, an elementary school to the east and commercial to the north. The Baldwin Hills Oilfields are located towards the southwest. The oilfields are not expected to pose any type of hazard to the proposed Project. The oilfield is required to comply with the Fire Protection and Emergency Response provisions of the Baldwin Hills CSD, which require a Community Alert Notification System and Emergency Response Plan.

This issue will not be further analyzed in the EIR.

h) Does the proposed use constitute a potentially dangerous fire hazard?

Less Than Significant Impact.

The proposed residential use does not constitute a potentially dangerous fire hazard. The 88 attached residential condominium units do not entail the use of large amounts of hazardous or highly flammable materials or substances.

This issue will not be further analyzed in the EIR.

10. HYDROLOGY AND WATER QUALITY

	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<i>Potentially Significant Impact</i>			

Would the project:

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

Less Than Significant Impact.

Los Angeles County is split between two water quality regions: Los Angeles Region and the Lahontan Region. The proposed Project is located under the Los Angeles Region Regional Water Quality Control Board’s (RWQCB) jurisdiction.

Each regional board prepares and maintains a Basin Plan, which identifies water quality objectives to protect all beneficial uses of the waters of that region. The objectives are detailed in the Basin Plan. The water quality objectives are achieved by employing three strategies for addressing water quality issues: control of point source pollutants, control of nonpoint source pollutants, and remediation of existing contamination.

The Project site will be connected to an existing municipal wastewater system. In unincorporated Los Angeles County, the proposed Project would be required to comply with the requirements of the Low-Impact Development Ordinance, as well as the requirements of the County’s MS4 Permit (Municipal Separate Storm Sewer System), in order to control and minimize potentially polluted runoff. Because all projects are required to comply with these requirements in order to obtain construction permits and certificates of occupancy, the proposed Project would not impact any nonpoint source requirements.

The proposed Project would be required to remediate any contamination emanating from the Project site prior to project development, therefore, the proposed Project will be compliant with the applicable remediation requirements.

The Project site will connect to an existing municipal wastewater system. A sewer area study was approved by the Department of Public Works for the proposed residential condominium units. In unincorporated Los Angeles County, the Project would be required to comply with the requirements of the Low-Impact Development Ordinance, in order to control and minimize potentially polluted runoff. Compliance with these standards should prevent the violation of any water quality or waste discharge requirements.

This issue will not be further analyzed in the EIR.

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

No Impact.

The Project site will be served by a public water system and will not make use of local groundwater.

This issue will not be further analyzed in the EIR.

- c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of a Federal 100-year flood hazard area or County Capital Flood floodplain; the alteration of the course of a stream or river; or through the addition of impervious surfaces, in a manner which would:**

Less Than Significant Impact.

The Project site is currently vacant. The Project of 88 residential condominium units will increase the amount of impervious area. However, the Project is required to submit an approved drainage plan and comply with LID requirements. Therefore, the proposed 88 attached residential condominium units would not result in substantial on or off-site erosion or siltation. There are no streams or rivers on the subject property or within the immediate vicinity of the proposed development.

This issue will not be further analyzed in the EIR.

- (i) Result in substantial erosion or siltation on- or off-site?**

Less Than Significant Impact.

The Project site is vacant; thus, the Project would increase the amount of impervious area on-site. As previously discussed, the Project would comply with LID requirements, which would ensure any surface flows are directed into appropriate drainage facilities and would not result in flooding on- or off-site. Additionally, there are no streams or rivers that run through the Project site. Therefore, impacts related to the existing drainage pattern of the site, the generation of stormwater runoff, the impendence or redirecting of flood flows would be less than significant.

This issue will not be further analyzed in the EIR.

- (ii) Substantially increase the rate, amount, or depth of surface runoff in a manner which would result in flooding on- or offsite?'**

Less Than Significant Impact.

Any run-off from the Project site will discharged into a public storm drain system. The proposed Project is subject to the County's Low-Impact Development Ordinance, adherence to the requirements should prevent any substantial amount of nonpoint sources of pollutants. The Project site is not located in the vicinity of a State Water Resources Control Board ("SWRCB")-designated Area of Special Biological Significance identified on the SCRCB website (Source: http://www.waterboards.ca.gov/water_issues/programs/ocean/docs/asbs/asbs_areas/asbs_swqpa_public_ation03.pdf).

This issue will not be further analyzed in the EIR.

- (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?**

Less Than Significant Impact.

The Project will be required to comply with the National Pollution Discharge Elimination System (“NPDES”) requirements and any future construction of residences will be subject to the County’s Low Impact Development to minimize or reduce runoff. These collective measures should prevent violation of applicable storm water permits and negative impacts to surface waters or groundwater quality.

This issue will not be further analyzed in the EIR.

- (iv) Impede or redirect flood flows which would expose existing housing or other insurable structures in a Federal 100-year flood hazard area or County Capital Flood floodplain to a significant risk of loss or damage involving flooding?
- No Impact.**

The Project site is not located within a 100-year flood hazard area as mapped by a Federal Emergency Management Agency (“FEMA”) Flood Insurance Rate Map (“FIRM”). The Project site is not located within a dam inundation area, as identified by the Los Angeles County CEO/ITS Emergency Management Systems.

This issue will not be further analyzed in the EIR.

- d) Otherwise place structures in Federal 100-year flood hazard or County Capital Flood floodplain areas which would require additional flood proofing and flood insurance requirements?
- No Impact.**

The Project site is not located within a 100-year flood hazard area as mapped by a Federal Emergency Management Agency (“FEMA”) Flood Insurance Rate Map (“FIRM”). The Project site is not located within a dam inundation area, as identified by the Los Angeles County CEO/ITS Emergency Management Systems.

This issue will not be further analyzed in the EIR.

- e) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84)?
- Less Than Significant Impact**

The Project will be required to comply with the Los Angeles County Low-Impact Development Ordinance.

This issue will not be further analyzed in the EIR.

- f) Use onsite wastewater treatment systems in areas with known geological limitations (e.g. high groundwater) or in close proximity to surface water

(including, but not limited to, streams, lakes, and drainage course)?

No Impact.

The proposed Project does not entail the use of onsite wastewater treatment systems.

This issue will not be further analyzed in the EIR.

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

No Impact.

The Project site is not located within a flood zone, dam inundation area, landslide zone, or potential tsunami inundation zone. As such, the Project would not release pollutants due to project inundation. Therefore, no impacts related to flood hazard, tsunami, or seiche zones would occur.

This issue will not be further analyzed in the EIR.

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

No Impact.

The Project would comply with regional and local regulations related to water quality control plans, and would not conflict nor obstruct with any existing water quality control or sustainable groundwater management plans. Additionally, as discussed no groundwater was encountered during exploration. As such, the Project site is not considered a significant groundwater recharge area. Therefore, impacts related to conflict with a water quality control plan or sustainable groundwater management plan would be less than significant.

This issue will not be further analyzed in the EIR.

11. LAND USE AND PLANNING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) **Physically divide an established community?**
Less Than Significant Impact.

The proposed Project entails a subdivision to develop eighty-eight residential condominium units. The Project site is a vacant lot, with existing single-family residences to the south and commercial development to the north. A public school is to the east and oilfields to the west. The proposed Project would not physically divide an established community as it will conform to the existing street grid and development pattern for the area, and is on the outskirts of the residential neighborhood located to the south, which it abuts.

This issue will not be further analyzed in the EIR.

b) **Cause a significant environmental impact due to a conflict with any County land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?**
No Impact.

The Project site is subject to the policy and regulation of the 2035 General Plan. The land use designation for the property is CG (General Commercial). The General Plan allows residential uses within the CG land use designation at a density of 0-50 du/net acre. Based on an area of 1.7 net acres, the maximum number of units allowed would be eighty-eight. The proposed eighty-eight-unit residential condominium units is consistent with the CG land use category of the General Plan.

The Project site is zoned C-1 (Restricted Business Zone). Residential condominium projects are allowed in zone C-1 with a Conditional Use Permit (CUP). A CUP was filed to permit residential development on the parcel in conjunction with the subdivision request.

This issue will not be further analyzed in the EIR.

c) **Conflict with the goals and policies of the General Plan related to Hillside Management Areas or Significant Ecological Areas?**
Less Than Significant Impact.

The Project site contains slopes of 25% or greater and, therefore, subject to the Hillside Management Ordinance. The Ordinance requires a CUP for development, 25% of improved open space and the implementation of design measures outlined from the Ordinance into the Project design. The proposed Project includes a Hillside Management CUP and will include 25% of open space, including pedestrian paseos, a pool area, and common area for residents of the condominium. The Hillside Management Ordinance

outlines five design measures (Site Planning, Grading and Facilities, Road Circulation, Building Design, and Landscaping). While no set number of measures is required, one from each category is preferred. The proposed Project incorporates two from Site Planning, seven from Grading and Facilities, one from Road Circulation, four from building design, and eight from landscaping. The proposed Project is, therefore, consistent with the policy and regulation of the Hillside Management Ordinance. The Project site is not located within a Significant Ecological Area.

This issue will not be further analyzed in the EIR.

12. MINERAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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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"/>
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No Impact.

The Project will not result in the loss of availability of a known mineral resource, as the Project site is not identified as a mineral resource area on the Los Angeles County Natural Resource Areas map.

This issue will not be further analyzed in the EIR.

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"/>
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No Impact.

The Project would not result in the loss of availability of a locally-important mineral resource recovery site, as the Project site is not identified as a mineral resource area on the Los Angeles County Natural Resource Areas map, or any local general plan, specific plan or land use plan.

This issue will not be further analyzed in the EIR.

13. NOISE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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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 County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?**

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact with Mitigation Incorporated.

The Project entails the subdivision, construction, and operation of one multi-family lot developed with 88 attached single-family residential condominium units. The Project would not result in a substantial permanent increase in ambient noise in the Project vicinity above levels existing without the Project. Any noise generated by the proposed Project would be similar to ambient noise levels in the area, which is developed with single-family residences. New stationary sources of noise, such as mechanical HVAC equipment, would be installed for the proposed uses. This equipment would be required to comply with County Code Section 12.08.530, which prohibits operation of any air conditioning or refrigeration so that its noise exceeds 55 dBA at any neighboring property.

Construction noise levels would affect receptors during construction of project. Temporary noise levels during construction activity for the Project will be greatest during demolition and construction noise levels during any required improvements to the private drive and fire lane and Overhill Drive. The use of concrete saws, dozers, tractors, and graders could expose the single-family residences school and commercial uses to construction noise. Noise impacts are considered significant if they expose persons to levels in excess of standards established in local general plans or noise ordinances. Impacts may also be significant if they create either a substantial permanent or temporary increase. To determine significance and whether or not additional noise-suppression methods are required, an acoustical analysis, including the analysis of mobile and point noise sources and their impact on the proposed Project and adjacent properties should be submitted to the Department of Public Health.

Los Angeles County Code Section 12.08.440 prohibits construction between the hours of 7:00 p.m. and 7:00 a.m. of any day, and at any time on Sundays and legal holidays. Required compliance with these time restrictions would limit construction noise to times when people are generally less sensitive to noise and reduce the effect of construction equipment noise. The Noise Control Ordinance further states that the contractor shall conduct construction activities in such a manner that the maximum noise levels at affected buildings will not exceed those listed there. All mobile and stationary internal-combustion-powered equipment and machinery is required to be equipped with suitable exhaust and air-intake silencers in proper working order.

The applicant has agreed, where feasible, to use employ the following:

- Staging and delivery areas shall be located as far as feasible from existing residences and the Windsor Hills Elementary School grounds.
- To the extent feasible, deliveries shall be staged to occur from mid-morning to mid-afternoon, to take advantage of times when residential zones are less susceptible to annoyance from outside noise. Deliveries shall be coordinated by the construction contractor to reduce the potential of trucks waiting to unload for protracted periods of time.
- All construction equipment shall be equipped with the manufacturers' recommended noise muffling devices, such as mufflers and engine covers. These devices shall be kept in good working condition throughout the construction process.
- To the extent feasible, hydraulic equipment instead of pneumatic impact tools and electric powered equipment instead of diesel powered equipment shall be used for exterior construction work.
- Maintaining equipment in an idling mode shall be minimized. All equipment not in use longer than five minutes shall be turned off.
- For smaller equipment (such as, air-compressors and small pumps), line-powered (electric) equipment shall be used to the extent feasible.
- If construction of pilings is required for structural building support, they shall either be drilled and cast-in-place or sonically driven.
- Prior to the commencement of any grading or excavation operations, a construction noise barrier shall be erected between the construction site and the nearest homes to the south of the Project site.
- Any semi-stationary piece of equipment that operates under full power for more than sixty (60) minutes per day shall have a temporary 3/4-inch plywood screen if there is a direct line-of-sight to any residential bedroom window from the equipment to homes along the southern site perimeter.

Mitigation Measure

MM-13.1: Acoustical Analysis. Submit an acoustical analysis by a certified acoustical engineer to include analysis of mobile and point sources and their impact on the Project and neighbors, sensitive receptors (i.e., schools) and risk populations (i.e., the elderly, people with chronic health issues, etc.) to determine whether additional noise-suppression methods are required.

Project design features include dual-paned windows for outside noise attenuation and HVAC equipment being shielded and located in a visually obscure.

This issue will not be further analyzed in the EIR.

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

Less Than Significant Impact With Mitigation Incorporated.

As indicated above, the construction noise level at the exterior of surrounding uses could exceed the standards of the County Noise Ordinance. Because project construction activities could exceed these limitations and would be a substantial source of noise for some surrounding uses, noise associated with short-term construction activities is potentially significant unless mitigation is incorporated. Groundborne vibration can be an issue when vibration causes structural damage to existing buildings or disturbs sleep. Equipment used

for construction will be graders, excavators, water trucks, and haul trucks. These would not be a permanent or substantial source of vibration. The County uses the vibration perception threshold (annoyance) of 0.01 particle velocity (“ppv”) inch per second (“in/sec”). This standard would eliminate the potential for structural damage, which for most structures range from 0.25 to 0.5 ppv in/sec. Compliance with County requirements would reduce, avoid or minimize potentially significant impacts to sensitive receptors. Therefore, no significant impacts from excessive groundborne vibration or groundborne noise levels would result.

The proposed Project is a request to construct 88 attached single-family residence condominium units in the midst of a single-family residential community. Condominium development is not a substantial noise-producing land use. Noise from the Project site would be effectively impeded by planned perimeter walls, landscaping and by the building itself. The Project proposes to house vehicles within the enclosed subterranean garage. Therefore, the Project would not result in a substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project. Therefore, impacts would be less than significant.

Noise impacts are considered significant if they expose persons to levels in excess of standards established in local general plans or noise ordinances. Impacts may also be significant if they create either a substantial permanent or temporary increase. In most environmental analyses, "substantial" is taken to mean a level that is clearly perceptible to humans. Project construction activities could exceed maximum decibel level and would be a substantial source of noise for the surrounding residences. Noise associated with short-term construction activities is potentially significant unless mitigation is incorporated. Compliance with County requirements regarding times of construction and the Noise Ordinance would reduce, avoid or minimize potentially significant impacts to sensitive receptors. Therefore, the Project would not result in a substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project. In compliance with applicable regulations and implementation of the mitigation measures below, the Project would reduce, avoid, or minimize potentially significant impacts to sensitive receptors. Impacts would be less than significant.

Mitigation Measures

MM-13.2: Construction Activities. Construction activities shall not be permitted on any national holiday or on any Sunday. All construction equipment shall use properly operating mufflers. Any powered equipment or powered hand tool that produces a maximum noise level exceeding 75 dBA at a distance of 50 feet from said source shall be prohibited unless a means exists to reduce such noise below 75 dBA. The use of a temporary noise barrier during construction is considered a reasonable and feasible measure, as described below, if the 75 dBA Noise Ordinance requirement cannot be achieved by other means. A temporary noise barrier shall be installed along the southern site boundary when heavy equipment is being used within 160 feet of said boundary. The barrier height shall be 10 feet above grade. If sound blankets are installed on a support framework, the edges shall overlap sufficiently to cover any gaps, and the areal density of the framework and fabric shall be at least 3.5 pounds per square foot to provide adequate stiffness to the array.

MM-13.3: Additional Construction Noise Controls. For all mobile construction equipment operating within 250 feet of adjacent residential receptors, and for all stationary construction equipment operating on the project site, additional noise attenuation techniques shall be employed to ensure that noise remains within levels allowed by the County of Los Angeles noise restrictions. Prior to issuance of grading permits, the Applicant shall submit a mitigation plan prepared by a qualified engineer or other acoustical expert for review and approval by the departments of Regional Planning and Public Health that identifies noise control measures that achieve a minimum 20 dBA reduction in construction-related noise levels. The mitigation plan may include use of vibratory pile drivers or other pile driving noise

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controls, sound curtains, engineered equipment controls, or other methods. Noise control requirements shall be noted on project construction drawings and verified by the Building and Safety Division during standard inspection procedures.

MM-13.4: Neighbor Notification. *Provide notification to occupants adjacent to the project site at least 24 hours prior to initiation of construction activities that could significantly affect outdoor or indoor living areas. This notification shall include the anticipated hours and duration of construction and a description of noise reduction measures. The notification shall include a telephone number for local residents to call to submit complaints associated with construction noise. The notification shall also be posted on La Brea Avenue and Overhill Drive adjacent to the project site, and shall be easily viewed from adjacent public areas.*

This issue will not be further analyzed in the EIR.

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?

No Impact.

The Project would not expose future residents to excessive noise levels due to proximity to a public airport. The Project site is not located within an airport land use plan and the Project site is not located within two miles of a public airport or public use airport. Since the Project site is not located in either of these areas, then no impact would occur.

The Project would not expose future residents or employees to excessive noise levels due to proximity to a private airstrip. The Project site is not located near a private airstrip.

Since the Project site is near no private airstrip, then there would be no impacts to residents of the proposed Project.

This issue will not be further analyzed in the EIR.

14. POPULATION AND HOUSING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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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"/>
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Less Than Significant Impact.

The proposed Project would not induce substantial population growth in the area. 88 new residential units are proposed and such growth is well within the population projections of the area within the Southern California Association of Governments (“SCAG”) Regional Transportation Plan and is consistent with the prescribed density of the General Commercial land use category of the County of Los Angeles General Plan. In addition, the Project site is located in an urbanized area and would not require the extension of roads or utility infrastructure.

This issue will not be further analyzed in the EIR.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact.

The Project would not displace existing housing, including affordable housing, necessitating the construction of replacement housing elsewhere. The site is currently vacant, and the applicant proposes to construct 88 attached single-family residential condominium units. The Project site is vacant and would not displace substantial numbers of people necessitating the construction of replacement housing elsewhere.

This issue will not be further analyzed in the EIR.

15. PUBLIC SERVICES

	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<i>Potentially Significant Impact</i>			

a) Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of 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?
Less Than Significant Impact

The Los Angeles County Fire Department has reviewed the Project and cleared it. The nearest Los Angeles County Fire Station (#58) is located approximately 0.64 mile to the south. The project site is not within any High or Moderate Fire Hazard Severity Zone or a State Responsibility Area.

This issue will not be further analyzed in the EIR.

Sheriff protection?
Less Than Significant Impact

The Project would not create capacity or service level problems or result in substantial adverse physical impacts. The Project site is approximately 6.9 miles northeast of the Marina Del Rey Sheriff's Station. The proposed Project will add new permanent residents to the Project site but not enough to substantially reduce service ratios.

This issue will not be further analyzed in the EIR.

Schools?
Less Than Significant Impact

The Project site is within the Los Angeles Unified School District. The Project would create an additional 88 residential units, which would increase the school-age population to some extent. The applicant would be required to pay development impact fees to the local school districts prior to final map approval, which would result in a less-than-significant impact to school facilities.

This issue will not be further analyzed in the EIR.

Parks?

Less Than Significant Impact

Project residents would be expected to use existing neighborhood and regional parks, but such use is not expected to result in substantial physical deterioration of those facilities. The Project includes open space and a private recreational use area to serve on-site residents—not for public use. The Project has a park land obligation and/or in-lieu fees, per Los Angeles County Code Section 21.28.140. The park obligation for this Project will be met by the payment an in-lieu fee by the applicant to the Department of Parks and Recreation prior to Final Map approval. The nearest public park is Rueben Ingold Parkway, which is approximately 0.17 mile to the northeast of the Project site. The Kenneth Hahn State Recreation Area and the city of Los Angeles’ Norman O. Houston Park are located less than 1/2 mile of the Project site.

This issue will not be further analyzed in the EIR.

Libraries?

Less Than Significant Impact

The proposed Project will generate 88 attached single-family residence condominium units, and thus, increase the population. The developer would be required to pay a library mitigation fee, per Section 22.72.030 of the County Code.

This issue will not be further analyzed in the EIR.

Other public facilities?

Less Than Significant Impact

As described above the Project would not generate a significant increase in the need for public services and public facilities. The Project site is not in an area known to have an inadequate public water supply to meet domestic needs and the Project does not propose any water wells. The Project would not create problems with providing utility services, such as electricity, gas or propane. There are no known service problems in the area (e.g., solid waste). The Project would not result in substantial adverse physical impacts associated with the provision of 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 public services or facilities (e.g., fire protection, police protection, schools, parks, or roads). The Project is not perceived to create capacity or service level problems or result in substantial adverse physical impacts for any other public facility.

This issue will not be further analyzed in the EIR.

16. RECREATION

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
Less Than Significant Impact.

Project residents would be expected to use existing neighborhood and regional parks, but such use is not expected to result in substantial physical deterioration of those facilities. The Project includes open space and private recreational use areas to serve on-site residents—not for public use. The Project has a park land obligation or in-lieu fee, per Los Angeles County Code Section 21.28.140. The park obligation for this Project will be met by the payment of an in-lieu fee by the applicant to the Department of Parks and Recreation prior to Final Map approval. The nearest public park is Rueben Ingold Parkway, which is approximately 0.17 mile to the northeast of the Project site. The Kenneth Hahn State Recreation Area and the city of Los Angeles’ Norman O. Houston Park are located less than ½ mile of the Project site.

This issue will not be further analyzed in the EIR.

b) Does the project include neighborhood and regional parks or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment?
Less Than Significant Impact.

The Project does include open space and a recreational use area to serve on-site residents. The facility would not be open to the general public. The 88 dwelling units that would be created by the Project are not enough to require the construction of significant new recreational facilities in the area.

This issue will not be further analyzed in the EIR.

c) Would the project interfere with regional trail connectivity?
Less Than Significant Impact.

The Project would not serve to separate any open space from residents or any other open space.

This issue will not be further analyzed in the EIR.

17. TRANSPORTATION

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Conflict with an applicable program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

As previously discussed in this document’s introduction section, the Court determined that the County shall prepare an EIR in full compliance with the requirements of CEQA as to traffic and circulation. As such, an updated traffic impact study is currently being prepared and the upcoming EIR will address the topic of transportation, traffic, and circulation. Therefore, impacts are considered potentially significant, and this issue will be further analyzed in the EIR.

b) Conflict with an applicable congestion management program (CMP), including, but not limited to, level of service standards and travel demand measures, or other standards established by the CMP for designated roads or highways?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Refer to response provide in Section 17.a, above.

c) Substantially increase hazards due to a road design feature (e.g., sharp curves) or incompatible uses (e.g., farm equipment)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Refer to response provide in Section 17.a, above.

d) Result in inadequate emergency access? <u>Refer to response provide in Section 17.a, above.</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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18. TRIBAL CULTURAL RESOURCES

	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code §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:

- | | | | | |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| <p>i) 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 § 5020.1(k), or <u>Less Than Significant Impact with Mitigation Incorporated.</u></p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|

A historical resource is defined by California Public Resources Code (PRC) Section 21084.1 and CEQA Guidelines Section 15064.5 as any resource listed or determined to be eligible for listing in the National Register of Historic Places (NRHP) as well as some California State Landmarks and Points of Historical Interest. Additionally, historical resources are evaluated against the California Register of Historical Resources (CRHR) criteria prior to making a finding as to the Project’s impacts on historical resources. Generally, resources must be at least 50 years old to be considered for listing in the CRHR as a historical resource. A significant adverse effect would occur if a project were to adversely affect a historical resource as defined by PRC Section 21084.1 and Section 15064.5 of the CEQA Guidelines.

Additionally, a review was conducted of the National Register, the California Register, and the California Office of Historic Preservation. Additionally, further research was conducted through the Los Angeles County Assessor’s office and through various internet resources. The searches revealed no cultural resources within one-half mile of the Project site boundaries. Despite the negative findings of the records search and however unlikely due to the moderate hillside topography in the Project area, there is the possibility that intact archaeological deposits are uncovered during grading and excavation activities. Pursuant to mitigation identified in the previous MND (MM-5), prior to the initiation of ground-disturbing activities, field personnel should be alerted to the possibility of buried prehistoric or historic cultural deposits.

Further, as part of the government-to-government consultation efforts prescribed under AB 52, the County previously notified Native American tribes on the County’s AB 52 notification list about the Project, inviting these tribes to consult on the Project. One tribe – the Gabrieleno Band of Mission Indians, Kizh Tribal Territory, Kizh Nation – responded to the County’s notification letter and consulted with the County on the Project. As part of this consultation, the County determined that mitigation would be required to minimize impacts to tribal cultural resources, pursuant to mitigation identified in the previous MND (MM-5.3).

The County is committed to preserving the integrity of tribal Cultural Resources, and as such, any additional requirements that come out of any consultation with interested tribes will be incorporated as Project conditions of approval (or similar mechanism) that must be adhered to by the Project applicant. Therefore, impacts related to tribal cultural resources would be less than significant.

This issue will not be further analyzed in the EIR.

ii) 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 § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. Less Than Significant Impact with Mitigation Incorporated.

Refer to response provide in Section 18.a.i, above.

19. UTILITIES AND SERVICE SYSTEMS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, storm water drainage, electric power, natural gas, or telecommunication 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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Less Than Significant Impact.

The subdivision, development and construction, maintenance and operation of 88 attached single-family residence condominiums units is not expected to exceed treatment requirements of the Los Angeles Regional Water Quality Control Board. All public wastewater disposal (sewer) systems are required to obtain and operate under the terms of an NPDES (National Pollution Discharge Elimination System) permit, which is issued by the local Regional Water Quality Control Board (RWQCB). Because all municipal wastewater treatment facilities are required to obtain NPDES permits from the RWQCB, any project which would connect to such a system would be required to comply with the same standards imposed by the NPDES permit. As such, these connections would ensure the Project's compliance with all applicable regulations.

A sewer area study has been approved and it determined that implementation of the Project would not result in capacity problems and can accept additional wastewater. The Project would not require the construction of new service delivery facilities other than those to be constructed on site as part of the Project. Sewage increase due to the proposed Project would be less than significant and further capacity analysis of wastewater reclamation plants is not necessary.

This issue will not be further analyzed in the EIR.

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"/>
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Less Than Significant Impact.

The Project has provided a "will serve" letter from the local public water purveyor (Cal American Water Company), which indicates that the purveyor has sufficient supply and capacity to serve the proposed Project.

This issue will not be further analyzed in the EIR.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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project's projected demand in addition to the provider's existing commitments?

Less Than Significant Impact.

The subdivision, development and construction, maintenance and operation of 88 attached, single-family residence condominium units will not significantly impact the availability of adequate energy supplies and should not create energy utility capacity problems or result in the construction of new energy facilities or expansion of existing facilities. In addition, any future construction will be subject to the Cal Green building standards, which is required to provide energy saving measures to further reduce the amount of energy consumed by the Project. Will-serve letters from California American Water, Southern California Edison and the Southern California Gas Company have been obtained indicating the capacity to serve the Project site.

This issue will not be further analyzed in the EIR.

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.

Development at the proposed density at this location is planned for under the existing Los Angeles County Department of Public Works' Regional Waste Management Plan. The proposed Project should not significantly impact solid waste disposal capacity.

This issue will not be further analyzed in the EIR.

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

Less Than Significant Impact.

Development at the proposed density at this location is planned for under the existing Los Angeles County Department of Public Works' Regional Waste Management Plan. The proposed Project should not significantly impact solid waste disposal capacity.

This issue will not be further analyzed in the EIR.

20. WILDFIRE

	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

No Impact.

The Project site is located within a Very High Fire Hazard Severity Zone (CAL FIRE 2007). However, the Project site and surrounding area is characterized as developed and urbanized and does not constitute wildlands. Additionally, the Project has submitted the required Fuel Modification Plan which was approved by The County of Los Angeles Fire Department in 2018. Consistent with all projects located within the Very High Fire Hazard Severity Zone, the Fuel Modification Plan complies with the County’s Fire Code.

The County of Los Angeles Fire Department has reviewed and cleared the map for the proposed subdivision project for environmental review and the public hearing. In the nearly impossible event of a fire emergency at the Project site due to wildland fires, the Los Angeles County Fire Department, specifically Fire Station 58 (5757 South Fairfax Avenue; 0.64 miles southeast of the Project site), within the Windsor Hills area, would provide fire protection services. Due to the urbanized nature of the area and the provision of nearby firefighting protection services, implementation of the Project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires. Therefore, there are no impacts related to wildland fires.

This issue will not be further analyzed in the EIR.

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?

No Impact.

Refer to response provide in Section 20.a, above.

This issue will not be further analyzed in the EIR.

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?

No Impact.

Refer to response provide in Section 20.a, above.

This issue will not be further analyzed in the EIR.

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?

No Impact.

Refer to response provide in Section 20.a, above.

This issue will not be further analyzed in the EIR.

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

No Impact.

Refer to response provide in Section 20.a, above.

This issue will not be further analyzed in the EIR.

21. MANDATORY FINDINGS OF SIGNIFICANCE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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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 Impact With Mitigation Incorporated.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The Project does not 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, 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. As analyzed in the Initial Study sections above, the proposed Project will have no impact or less than significant impact in all these areas upon implementation of appropriate mitigation measures.

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 Impact With Mitigation Incorporated.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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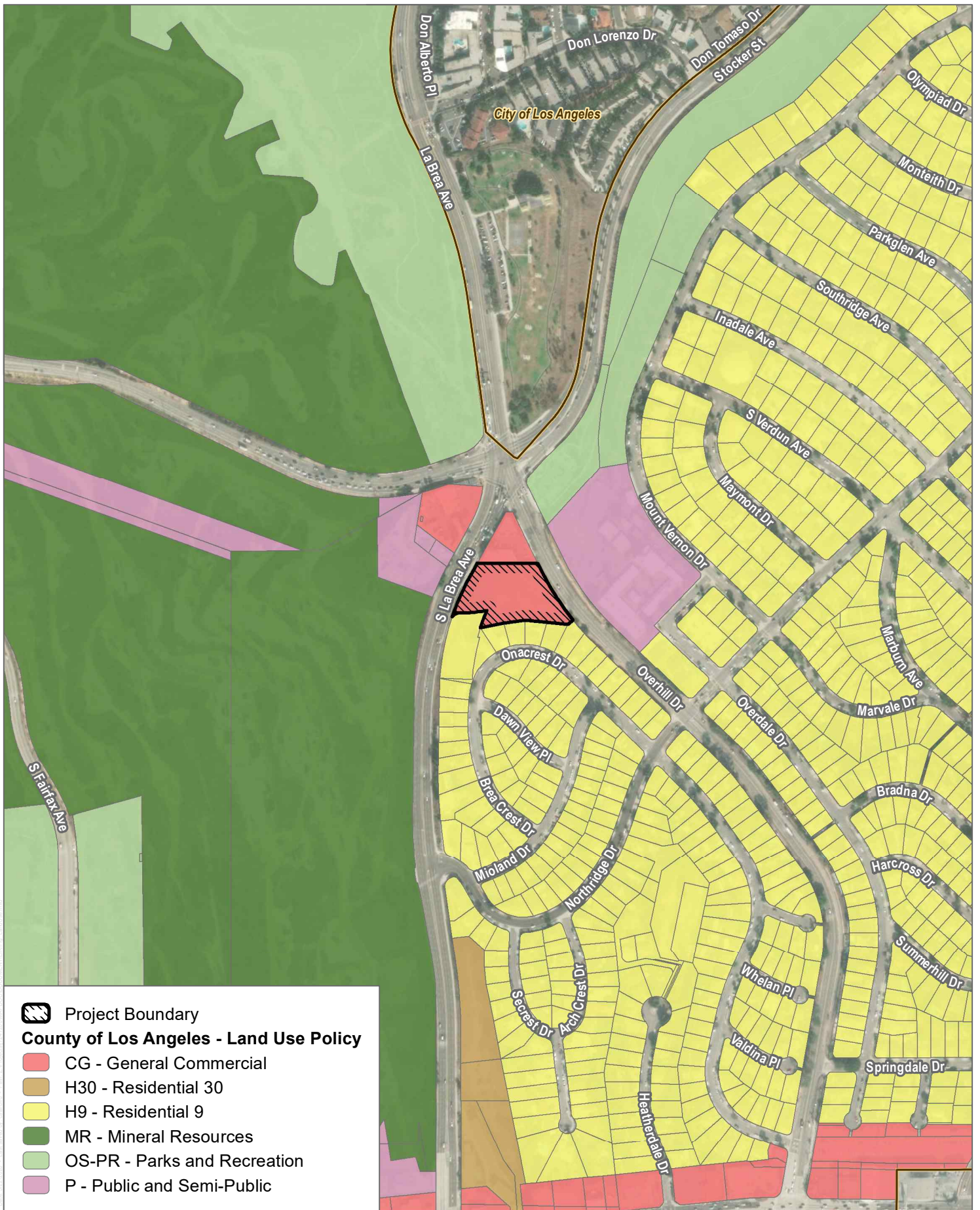
The Project could have impacts that are individually limited but cumulatively considerable. The EIR will analyze past, present, and reasonably foreseeable projects in the vicinity of the Project site. Therefore, impacts are considered potentially significant, and this issue will be analyzed in the EIR.

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

Less Than Significant Impact With Mitigation Incorporated.

The Project could have environmental effects that could cause substantial adverse effects on human beings. Therefore, impacts are considered potentially significant, and this issue will be analyzed in the Draft EIR.

Figures

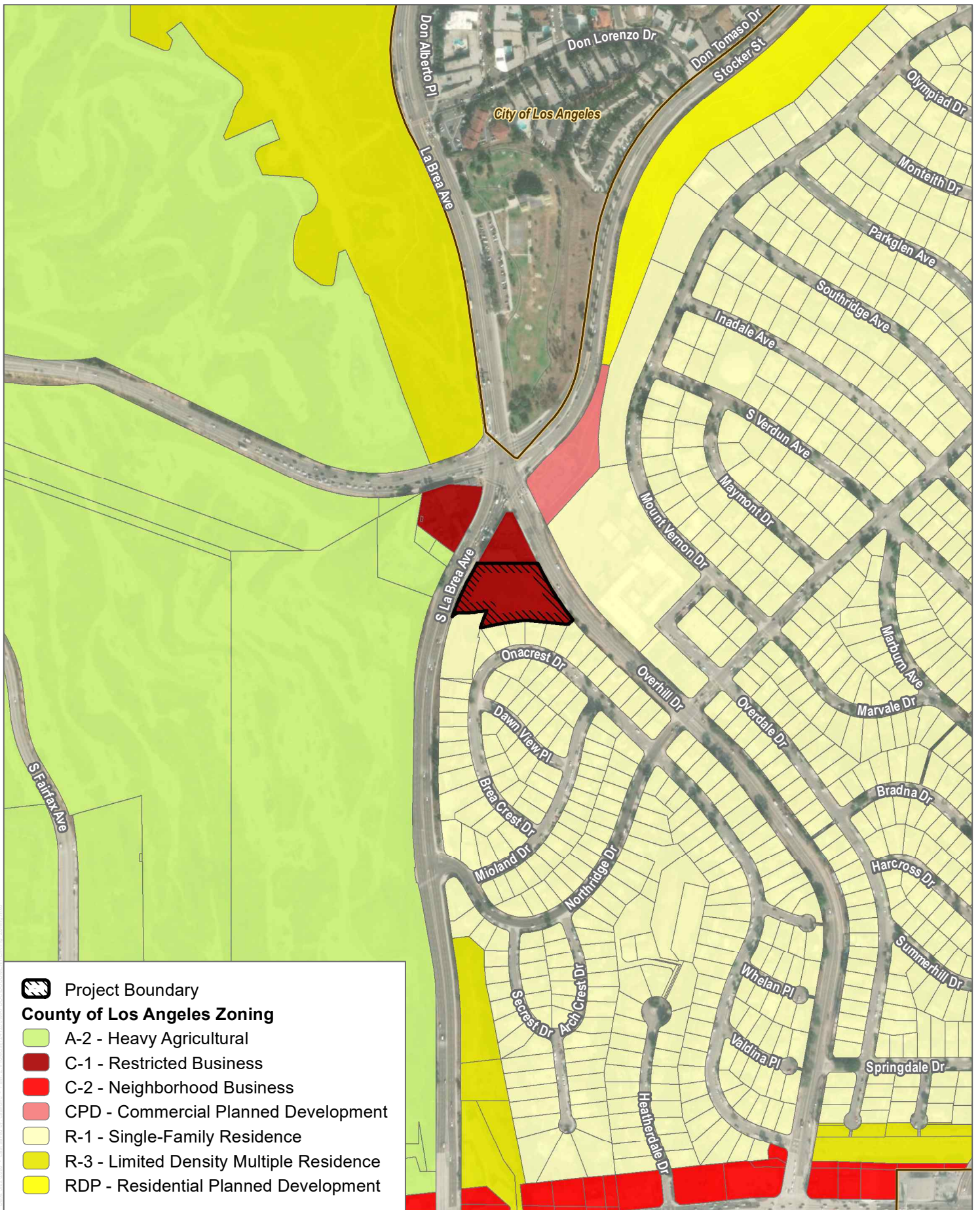


SOURCE: Esri and Digital Globe, OpenStreetMaps 2019, SCAG 2016

FIGURE 2

Land Use Map

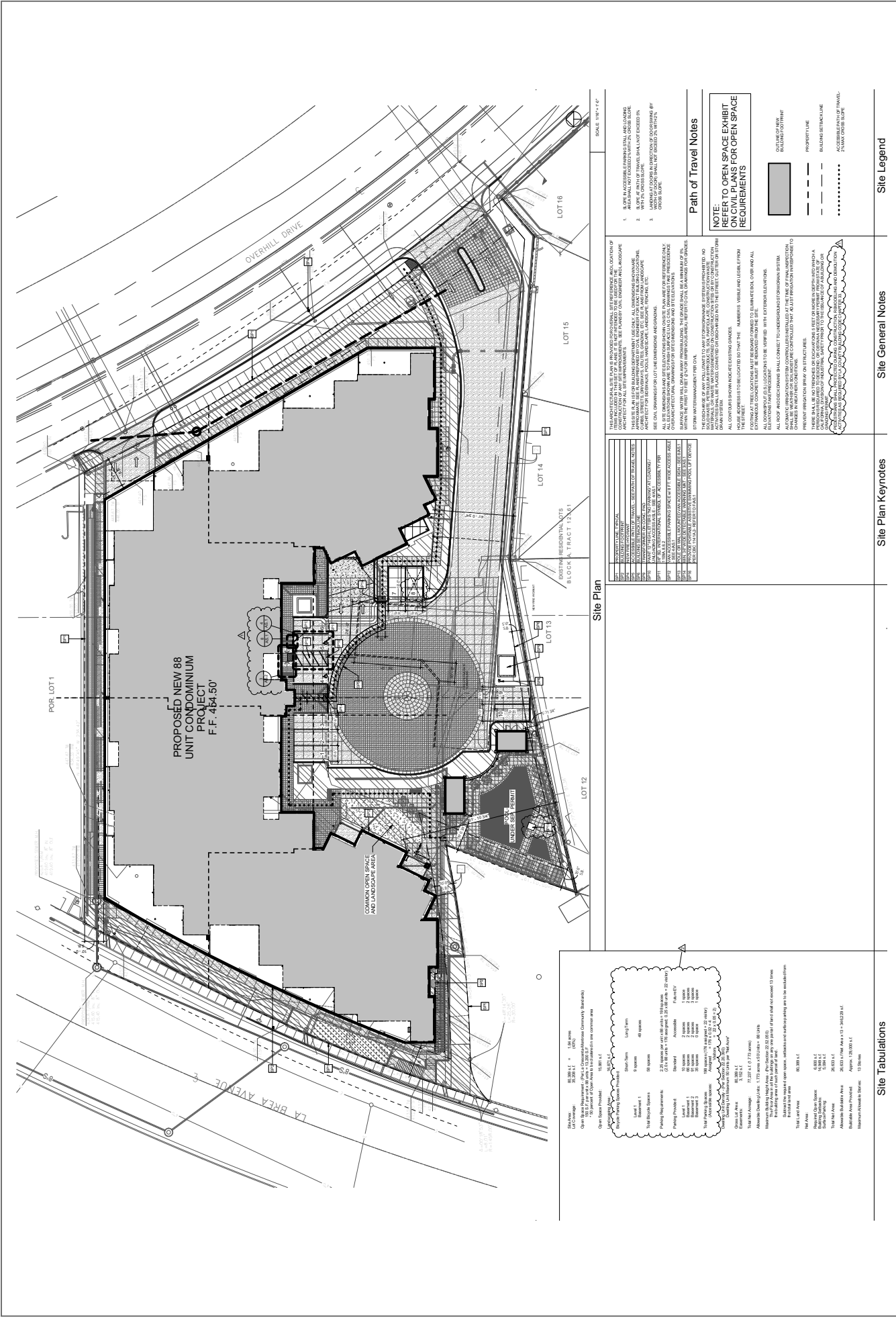
The View Residential Project at 5101 S. Overhill Drive



SOURCE: Esri and Digital Globe, OpenStreetMaps 2019, SCAG 2016

FIGURE 3
Zoning Map

The View Residential Project at 5101 S. Overhill Drive



NOTE:
REFER TO OPEN SPACE EXHIBIT
ON CIVIL PLANS FOR OPEN SPACE
REQUIREMENTS

Path of Travel Notes

1. ALL ACCESSIBLE ROUTES SHALL BE MARKED WITH THE FOLLOWING: 1.5" DIA. CONCRETE OR METAL BOLLARDS AT 10' INTERVALS. 2. 1.5" DIA. CONCRETE OR METAL BOLLARDS AT 10' INTERVALS. 3. 1.5" DIA. CONCRETE OR METAL BOLLARDS AT 10' INTERVALS.

2. ALL ACCESSIBLE ROUTES SHALL BE MARKED WITH THE FOLLOWING: 1.5" DIA. CONCRETE OR METAL BOLLARDS AT 10' INTERVALS. 3. 1.5" DIA. CONCRETE OR METAL BOLLARDS AT 10' INTERVALS.

3. ALL ACCESSIBLE ROUTES SHALL BE MARKED WITH THE FOLLOWING: 1.5" DIA. CONCRETE OR METAL BOLLARDS AT 10' INTERVALS. 3. 1.5" DIA. CONCRETE OR METAL BOLLARDS AT 10' INTERVALS.

Site General Notes

THE ARCHITECTURAL SITE PLANS SHOWING DIMENSIONS, SETBACKS, AND LOCATIONS OF ALL STRUCTURES SHALL BE CONSIDERED AS THE BASIS FOR THE PREPARATION OF ALL CIVIL PLANS. ALL DIMENSIONS SHOWN ARE UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.

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Site Plan Keynotes

KEYNOTE 1: 1.5" DIA. CONCRETE OR METAL BOLLARDS AT 10' INTERVALS. KEYNOTE 2: 1.5" DIA. CONCRETE OR METAL BOLLARDS AT 10' INTERVALS. KEYNOTE 3: 1.5" DIA. CONCRETE OR METAL BOLLARDS AT 10' INTERVALS.

Site Tabulations

Item	Quantity	Notes
Total Units	88	
Total Parking Spaces	100	
Total Land Area	100,000 sq ft	
Total Building Area	100,000 sq ft	
Total Open Space	100,000 sq ft	

FIGURE 4
Site Plan
The View Residential Project at 5101 S. Overhill Drive

Appendix A

**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. R2015-01232-(2) / TTM NO. 073082 / ENV NO. 201500089**

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
MM-1	Aesthetics	Prior to issuance of any building permit, the project applicant shall prepare a site lighting plan for review and approval by the County of Los Angeles Director of Regional Planning, or designee. The lighting plan shall be prepared by a licensed electrical engineer and shall be in compliance with applicable standards of the Los Angeles County Code. The lighting plan shall demonstrate that all exterior lighting has been designed and located so that all direct rays are confined to the property in a manner meeting the approval of the Director of Regional Planning, or designee.	Approval of a site lighting plan (Revised Exhibit "A").	Prior to issuance of a building permit.	Applicant and subsequent owner(s)	Department of Regional Planning
MM-3	Air Quality	Prior to issuance of any grading permit the applicant shall prepare a grading plan for review and approval by the County of Los Angeles Director of Regional Planning, or designee, that includes a note indicating that at the conclusion movement of any earth material of 10,000 cubic yards or the authorized volume, whichever is greater, the project applicant shall perform power washing to the Windsor Hills Elementary School building(s) and playground equipment. The grading plan shall be prepared by a licensed civil engineer and shall be in compliance with applicable standards of the Los Angeles County Code. The grading plan shall further demonstrate that all construction vehicle wheels shall be water sprayed and/or washed, in a manner meeting the approval of the Director of Regional Planning, or designee, to limit dust traveling offsite.	Approval of a grading plan (Revised Exhibit "A").	Prior to issuance of a grading permit.	Applicant and subsequent owner(s)	Department of Regional Planning
MM-3.1	Air Quality	Prior to issuance of any grading permit the applicant shall implement a dust suppression program to prevent the migration of dust particles to the adjacent residential area. Fugitive dust emission reduction shall be demonstrated in a manner meeting the approval of the Director of Public Health.	Approval of a grading plan (Revised Exhibit "A").	Prior to issuance of a grading permit.	Applicant and subsequent owner(s)	Departments of Public Health, Regional Planning

**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. R2015-01232-(2) / TTM NO. 073082 / ENV NO. 201500089**

MM-3.2	Air Quality	Prior to issuance of any grading permit the applicant shall prepare and submit to the Director of Public Health an air quality assessment verifying that the future occupants of the project will not be exposed to significant air toxics, fumes and other hazards associated with fires and the proximity to the Baldwin Hills Oil Fields.	Approval of a grading plan (Revised Exhibit "A").	Prior to issuance of a grading permit.	Applicant and subsequent owner(s)	Departments of Public Health, Regional Planning
MM-4	Biological Resources	Within five (5) days prior to land-clearing activities between February 1 through August 31, a qualified biologist shall conduct a nesting survey to identify any direct or indirect impacts to actively nesting birds. If direct or indirect impacts are identified, the biologist shall specify the appropriate mitigation measure(s) for these impacts. Such measures may include avoidance of occupied nests, staging work areas outside an established buffer area, modified scheduling of grading and clearing and monitoring of active nests during construction. If direct or indirect impacts are identified, the biologist shall specify the appropriate mitigation measure(s) for these impacts. Such measures may include avoidance of occupied nests, staging work areas outside an established buffer area, modified scheduling of grading and clearing and monitoring of active nests during construction.	Conduct pre-construction nesting bird survey.	Prior to issuance of a grading permit.	Applicant and subsequent owner(s)	Department of Regional Planning

**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. R2015-01232-(2) / TTM NO. 073082 / ENV NO. 201500089**

MM-5	Cultural Resources	<p>Prior to the issuance of any grading permit, applicants shall provide written evidence to the County of Los Angeles that a County certified archaeologist has been retained to observe grading activities greater than six feet in depth and salvage and catalogue archaeological resources as necessary. The archaeologist shall be present at the pre-grade conference, shall establish procedures for archaeological resource surveillance, and shall establish, in cooperation with the applicant, procedures for temporarily halting or redirecting work to permit the sampling, identification, and evaluation of the artifacts as appropriate. If the archaeological resources are found to be significant, the archaeological observer shall determine appropriate actions, in cooperation with the project applicant, for exploration and/or salvage. Prior to the release of the grading bond the applicant shall obtain approval of the archaeologist's follow-up report from the County. The report shall include the period of inspection, an analysis of any artifacts found and the present repository of the artifacts. Applicant shall prepare excavated material to the point of identification. Applicant shall offer excavated finds for curatorial purposes to the County of Los Angeles, or its designee, on a first refusal basis. These actions, as well as final mitigation and disposition of the resources, shall be subject to the approval of the County.</p>	<p>Provide written evidence to the Director of Regional Planning, or designee that a qualified archaeologist has been retained.</p>	<p>Prior to issuance of a grading permit.</p>	<p>Applicant and subsequent owner(s)</p>	<p>Department of Regional Planning</p>
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**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. R2015-01232-(2) / TTM NO. 073082 / ENV NO. 201500089**

MM-5 cont.	Cultural Resources	<p>Applicant shall pay curatorial fees if an applicable fee program has been adopted by the Board of Supervisors, and such fee program is in effect at the time of presentation of the materials to the County or its designee, all in a manner meeting the approval of the County. Unanticipated discoveries shall be evaluated for significance by a County-certified archaeologist. If the archaeological resources are found to be significant, then the project shall be required to perform data recovery, professional identification, radiocarbon dates as applicable, and other special studies; submit materials to the County of Los Angeles, or its designee, on a first refusal basis; and provide a comprehensive final report including appropriate records for the California Department of Parks and Recreation (Building, Structure, and Object Record; Archaeological Site Record; or District Record, as applicable).</p>	<p>Provide written evidence to the Director of Regional Planning, or designee that a qualified archaeologist has been retained.</p>	<p>Prior to issuance of a grading permit.</p>	<p>Applicant and subsequent owner(s)</p>	<p>Department of Regional Planning</p>
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**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. R2015-01232-(2) / TTM NO. 073082 / ENV NO. 201500089**

<p>MM-5.1</p>	<p>Cultural Resources</p>	<p>Prior to the issuance of any grading permit, applicants shall provide written evidence to the County of Los Angeles that a County certified paleontologist has been retained to observe grading activities greater than six feet in depth and salvage and catalogue paleontological resources as necessary. The paleontologist shall be present at the pre-grade conference, shall establish procedures for paleontologist resource surveillance, and shall establish, in cooperation with the applicant, procedures for temporarily halting or redirecting work to permit the sampling, identification, and evaluation of the artifacts as appropriate. If the paleontological resources are found to be significant, the paleontologist observer shall determine appropriate actions, in cooperation with the project applicant, for exploration and/or salvage. Prior to the release of the grading bond the applicant shall obtain approval of the paleontologist's follow-up report from the County. The report shall include the period of inspection, an analysis of any artifacts found and the present repository of the artifacts. Applicant shall prepare excavated material to the point of identification. Applicant shall offer excavated finds for curatorial purposes to the County of Los Angeles, or its designee, on a first refusal basis. These actions, as well as final mitigation and disposition of the resources, shall be subject to the approval of the County.</p>	<p>Provide written evidence to the Director of Regional Planning, or designee that a qualified paleontologist has been retained.</p>	<p>Prior to issuance of a grading permit.</p>	<p>Applicant and subsequent owner(s)</p>	<p>Department of Regional Planning</p>
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**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. R2015-01232-(2) / TTM NO. 073082 / ENV NO. 201500089**

<p>MM-5.1</p>	<p>Cultural Resources</p>	<p>Applicant shall pay curatorial fees if an applicable fee program has been adopted by the Board of Supervisors, and such fee program is in effect at the time of presentation of the materials to the County or its designee, all in a manner meeting the approval of the County. Unanticipated discoveries shall be evaluated for significance by a County-certified a paleontologist. If the paleontological resources are found to be significant, then the project shall be required to perform data recovery, professional identification, radiocarbon dates as applicable, and other special studies; submit materials to the County of Los Angeles, or its designee, on a first refusal basis; and provide a comprehensive final report including appropriate records for the California Department of Parks and Recreation.</p>	<p>Provide written evidence to the Director of Regional Planning, or designee that a qualified paleontologist has been retained.</p>	<p>Prior to issuance of a grading permit.</p>	<p>Applicant and subsequent owner(s)</p>	<p>Department of Regional Planning</p>
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MM-5.2	Cultural Resources	<p>If human remains are encountered during excavation activities, all work shall halt and the County Coroner shall be notified (California Public Resources Code §5097.98). The Coroner will determine whether the remains are of forensic interest. If the Coroner, with the aid of the County-approved Archaeologist, determines that the remains are prehistoric, s/he will contact the Native American Heritage Commission (NAHC). The NAHC shall be responsible for designating the most likely descendant (MLD), who will be responsible for the ultimate disposition of the remains, as required by Section 7050.5 of the California Health and Safety Code. The MLD shall make his/her recommendation within 48 hours of being granted access to the site. The MLD's recommendation shall be followed if feasible, and may include scientific removal and non-destructive analysis of the human remains and any items associated with Native American burials (California Health and Safety Code §7050.5). If the landowner rejects the MLD's recommendations, the landowner shall rebury the remains with appropriate dignity on the property in a location that will not be subject to further subsurface disturbance (California Public Resources Code §5097.98).</p>	<p>If human remains are encountered during excavation activities, contact the County Coroner.</p>	<p>During grading activities.</p>	<p>Applicant and subsequent owner(s)</p>	<p>County Coroner, Qualified Archaeologist</p>
MM-5.3	Cultural Resources	<p>If items, areas or other resources of significance associated with tribal cultural resources are identified, all work shall halt and the Gabrieleno Band of Mission Indians, Kizh Tribal Territory, Kizh Nation, shall be notified. Avoidance and treating of the items with dignity shall occur. The Gabrieleno Band of Mission Indians' representative shall determine whether the items are of cultural interest. If the representative determines there is a cultural resource, there shall be permanent conservation easement(s) and/or protecting the items in place.</p>	<p>Avoidance of cultural resources.</p>	<p>During grading activities.</p>	<p>Applicant and subsequent owner(s)</p>	<p>Department of Regional Planning, Gabrieleno Band of Mission Indians</p>
MM-13.1	Noise	<p>Acoustical Analysis. Submit an acoustical analysis by a certified acoustical engineer to include analysis of mobile and point sources and their impact on the proposed project and neighbors, sensitive receptors (i.e., schools) and risk populations (i.e., the elderly, people with chronic health issues, etc...) to determine whether additional noise-suppression methods are required.</p>	<p>Prior to issuance of grading Permits file an acoustical analysis of mobile and point sources.</p>	<p>Prior to issuance of a grading permit.</p>	<p>Applicant and subsequent owner(s)</p>	<p>Department of Public Health, Environmental Health Division</p>

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MM-13.2	Noise	<p>Construction Activities. Construction activities shall not be permitted on any national holiday or on any Sunday. All construction equipment shall use properly operating mufflers. Any powered equipment or powered hand tool that produces a maximum noise level exceeding 75 dBA at a distance of 50 feet from said source shall be prohibited unless a means exists to reduce such noise below 75 dBA. The use of a temporary noise barrier during construction is considered a reasonable and feasible measure, as described below, if the 75 dBA Noise Ordinance requirement cannot be achieved by other means. A temporary noise barrier shall be installed along the southern site boundary when heavy equipment is being used within 160 feet of said boundary. The barrier height shall be 10 feet above grade. If sound blankets are installed on a support framework, the edges shall overlap sufficiently to cover any gaps, and the areal density of the framework and fabric shall be at least 3.5 pounds per square foot to provide adequate stiffness to the array.</p>	Prior to issuance of grading Permits, the plans shall include notes indicating compliance with the County of Los Angeles Noise Standards and the listed notes.	Prior to issuance of a grading permit and during grading activities.	Applicant and subsequent owner(s)	Department of Public Health, Environmental Health Division
MM-13.3	Noise	<p>Additional Construction Noise Controls. For all mobile construction equipment operating within 250 feet of adjacent residential receptors, and for all stationary construction equipment operating on the project site, additional noise attenuation techniques shall be employed to ensure that noise remains within levels allowed by the County of Los Angeles noise restrictions. Prior to issuance of grading permits, the Applicant shall submit a mitigation plan prepared by a qualified engineer or other acoustical expert for review and approval by the departments of Regional Planning and Public Health that identifies noise control measures that achieve a minimum 20 dBA reduction in construction-related noise levels. The mitigation plan may include use of vibratory pile drivers or other pile driving noise controls, sound curtains, engineered equipment controls, or other methods. Noise control requirements shall be noted on project construction drawings and verified by the Building and Safety Division during standard inspection procedures.</p>	Prepare and file a mitigation plan that identifies that achieve a minimum 20 dBA reduction in construction-related noise.	Prior to issuance of a grading permit.	Applicant and subsequent owner(s)	Department of Regional Planning, Department of Public Health, Environmental Health Division.

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13.4	Noise	<p>Neighbor Notification. Provide notification to occupants adjacent to the project site at least 24 hours prior to initiation of construction activities that could significantly affect outdoor or indoor living areas. This notification shall include the anticipated hours and duration of construction and a description of noise reduction measures. The notification shall include a telephone number for local residents to call to submit complaints associated with construction noise. The notification shall also be posted on La Brea Avenue and Overhill Drive adjacent to the project site, and shall be easily viewed from adjacent public areas.</p>	Post a notice of anticipated hours and duration of construction and a description of noise reduction measures easily-viewed from public areas adjacent to the site.	Prior to issuance of a grading permit.	Applicant and subsequent owner(s)	Department of Regional Planning
19	Mitigation Compliance	As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting compliance report to the Department of Regional Planning for review, and for replenishing the mitigation monitoring account if necessary until such as all mitigation measures have been implemented and completed.	Submittal and approval of compliance report and replenishing mitigation monitoring account as required.	Yearly and as required until all measures are completed.	Applicant and subsequent owner(s)	Department of Regional Planning

