CITY OF LOS ANGELES
CALIFORNIA

INITIAL STUDY
NEGATIVE DECLARATION

CITY OF LOS ANGELES
FUTURE STREET SINGLE-FAMILY DEVELOPMENT
3110, 3114, 3118, 3122, 3126, 3134, 3138, 3144, 3152, AND 3164 FUTURE STREET

REPORT PREPARED FOR:

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING

200 NORTH SPRING STREET
ROOM 621
LOS ANGELES, CALIFORNIA 90012

REPORT PREPARED BY:

CEQAOLOGY
URBAN/ENVIRONMENTAL PLANNING
122A EAST FOOTHILL BOULEVARD
BOX #417

ARCADIA, CALIFORNIA 91006

REPORT DATED:
MARCH 2, 2023

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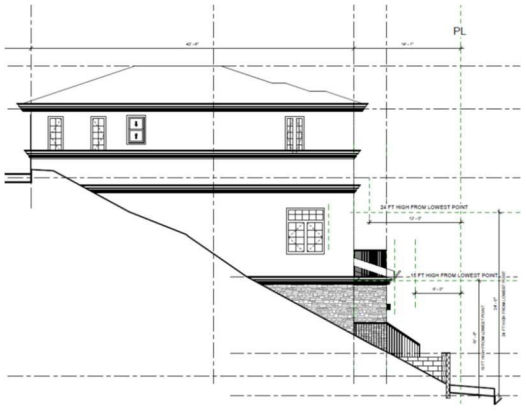
APPENDIX

CITY OF LOS ANGELES
FUTURE STREET SINGLE-FAMILY DEVELOPMENT
3110, 3114, 3118, 3122, 3126, 3134, 3138, 3144, 3152, AND 3164 FUTURE STREET



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SECTION 1 INTRODUCTION

1.1 INTRODUCTION TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

The California Environmental Quality Act (CEQA) was signed into law in 1970. The California Environmental Quality Act is a statute that requires state and local agencies to identify potential significant effects a "project" may have on the environment and any feasible mitigation that may be implemented to avoid or mitigate those impacts. A "project" is defined in Section 21065, Chapter 2.5, Division 13 of the California Public Resources Code as an activity which may cause either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, and consists of any of the following: an activity directly undertaken by any public agency; an activity undertaken by a person which is supported, in whole or in part, through contracts, grants, subsidies, loans, or other forms of assistance from one or more public agencies; or, an activity that involves the issuance to a person of a lease, permit, license, certificate, or other entitlement for use by one or more public agencies. A "significant effect on the environment" is defined in Section 21068 Chapter 2.5, Division 13 of the California Public Resources Code as a substantial, or potentially substantial, adverse change in the environment. Furthermore, the government agency which has the principal responsibility for carrying out or approving a project which may have a significant effect upon the environment is defined as the "lead agency" in Section 21067, Chapter 2.5, Division 13 of the California Public Resources Code.

As stated in Section 15002 of Article 1, Chapter 3, Division 6, Title 14 of the California Code of Regulations, the basic purposes of CEQA are to:

(1) Inform governmental decision makers and the public about the potential, significant environmental effects of proposed activities;

(2) Identify the ways that environmental damage can be avoided or significantly reduced;

(3) Prevent significant, avoidable damage to the environment by requiring changes in projects through the use of alternatives or mitigation measures when the governmental agency finds the changes to be feasible; and,

(4) Disclose to the public the reasons why a governmental agency approved the project in the manner the agency chose if significant environmental effects are involved.

CEQA applies in situations where a governmental agency can use its judgment in deciding whether and how to carry out or approve a project ("whether" denotes whether or not a project is subject to CEQA). A project subject to such judgmental controls is called a "discretionary project." Where the law requires a governmental agency to act on a project in a set way without allowing the agency to use its own judgment, the project is called "ministerial," and CEQA does not apply.[1] Once an application for a project is deemed complete, a lead agency must first determine whether an activity is subject to CEQA before conducting an initial study. An activity is not subject to

[1] Title 14 – Natural Resources, Division 6, Chapter 3, Article 1, Section 15002(i).

CEQA if: the activity does not involve the exercise of discretionary powers by a public agency; the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment; or the activity is not a project as defined in Section 15378.

1.2 PURPOSE OF THE INITIAL STUDY

Following preliminary review, the Lead Agency shall conduct an Initial Study to determine if the project may have a significant effect on the environment. If the Lead Agency can determine that an Environmental Impact Report will clearly be required for the project, an Initial Study is not required but may still be desirable. The Lead Agency shall prepare a Negative Declaration if there is no substantial evidence that the project or any of its aspects may cause a significant effect on the environment. As indicated in Section 15063(c) of the State CEQA Guidelines, the purposes of an Initial Study are to:

(1) Provide the Lead Agency with information to use as the basis for deciding whether to prepare an EIR or a Negative Declaration.

(2) Enable an applicant or Lead Agency to modify a project, mitigating adverse impacts before an EIR is prepared, thereby enabling the project to qualify for a Negative Declaration.

(3) Assist in the preparation of an EIR, if one is required, by: focusing the EIR on the effects determined to be significant; identifying the effects determined not to be significant; explaining the reasons for determining that potentially significant effects would not be significant; and, identifying whether a program EIR, tiering, or another appropriate process can be used for analysis of the project's environmental effects.

(4) Facilitate environmental assessment early in the design of a project;

(5) Provide documentation of the factual basis for the finding in a Negative Declaration that a project will not have a significant effect on the environment;

(6) Eliminate unnecessary EIRs; and,

(7) Determine whether a previously prepared EIR could be used with the project.

As indicated in Section 15063(d) of the State CEQA Guidelines, an Initial Study shall contain in brief form:

(1) A description of the project including the location of the project;

(2) An identification of the environmental setting;

(3) An identification of environmental effects by use of a checklist, matrix, or other method, provided that entries on a checklist or other form are briefly explained to indicate that there is some evidence to support the entries. The brief explanation may be either through

a narrative or a reference to another information source such as an attached map, photographs, or an earlier EIR or Negative Declaration. A reference to another document should include, where appropriate, a citation to the page or pages where the information is found.

(4) A discussion of the ways to mitigate the significant effects identified, if any;

(5) An examination of whether the project would be consistent with existing zoning, plans, and other applicable land use controls; and,

(6) The name of the person or persons who prepared or participated in the Initial Study.

The Lead Agency authorized the preparation of this Initial Study.[2] This report was prepared in accordance with Section 21000 (et seq) - Division 13 of the California Public Resources Code and Section 15000 (et seq), Article 1, Chapter 3, Division 6, Title 14 of the California Code of Regulations. It is important to note that CEQA is not a process that determines whether or not a project should be approved, and no recommendations can be made as to whether or not a lead agency should approve or deny a project application. Although this Initial Study was prepared with consultant support, the analysis, conclusions, and findings made as part of its preparation fully represent the independent judgment and analysis of the Lead Agency. The Lead Agency determined, as part of this Initial Study's preparation, that a Negative Declaration is the appropriate environmental document for the proposed project's review pursuant to CEQA. This *Initial Study* and the *Notice of Intent to Adopt a Negative Declaration* will be forwarded to responsible agencies, trustee agencies, and the public for review and comment. A 30-day public review period will be provided. Questions and/or comments should be submitted to the following contact person:

Nashya Sadono-Jensen, City Planning Associate
City of Los Angeles Department of City Planning
200 North Spring Street, Room 621
Los Angeles, CA 90012
(213) 978-1363
nashya.sadono-jensen@lacity.org

[2] (CEQA Guidelines) § 15050.

1.3 INITIAL STUDY'S ORGANIZATION

The following annotated outline summarizes the contents of this Initial Study:

- *Section 1- Introduction,* provides the procedural context surrounding this Initial Study's preparation and insight into its composition.

- *Section 2 - Project Description,* provides an overview of the existing environment as it relates to the project site and describes the proposed project's physical and operational characteristics.

- *Section* 3 - *Environmental Checklist Form,* includes an analysis of potential impacts associated with the proposed project's construction and the subsequent operation.

- *Section* 4 - *Environmental Analysis,* includes an analysis of potential impacts associated with the proposed project's construction and the subsequent operation.

- *Section 5 - Conclusions*, identifies the sources and preparers of the ND.

SECTION 2 PROJECT DESCRIPTION

2.1 PROJECT OVERVIEW

The project involves the development of two single-family units on two separate parcels. The project Applicant owns a total of 10 parcels along Future Street. Two of those parcels will be developed immediately and are discussed herein. The Applicant plans to develop the eight remaining parcels at a later date. The project is described in greater detail in Section 2.4.

2.2 PROJECT LOCATION

The project site is located within the Mount Washington community of the City of Los Angeles. The community of Mount Washington is bound on the north by the community of Eagle Rock; on the east by the community of Highland Park; on the south by the community of Cypress Park; and on the west by the communities of Cypress Park and Glassell Park. The community of Mount Washington is situated within the San Rafael Hills. The project site occupies frontage along the north side of Future Street. The project site consists of the following legal addresses: 3110, 3114, 3118, 3122, 3126, 3134, 3138, 3144, 3152 and 3164 Future Street. The corresponding Assessor Parcel Numbers (APNs) are 5454-006-015, 5454-006-047, 5454-006-017, 5454-006-018, 5454-006-019, 5454-006-048, 5454-006-022, 5454-006-024, 5454-006-024, and 5454-006-025.

Major roadways in the vicinity of the project site include Division Street, located 0.26 miles northwest of the sites; York Boulevard, located 2.05 miles to the northeast; Figueroa Street, located 1.22 miles to the southeast; and San Fernando Road, located 0.39 miles to the southwest.[3] Regional access to the project site is provided by ramp connections to the Arroyo Seco Parkway (SR-110), located 1.50 miles to the southeast along Avenue 43, and the Glendale Freeway (SR-2), located 1.12 miles to the northwest along San Fernando Road. A map depicting the location of the Mount Washington community is presented in Exhibit 2-1. Meanwhile, a local map showing the location of the project site is provided in Exhibit 2-2.

2.3 ENVIRONMENTAL SETTING

The project site is located within an undeveloped portion of an existing single-family neighborhood. Surrounding land uses in the vicinity of the project site include the following:

- *North of Project Site*. Single-family residential abuts the northernmost parcel (3164 Future Street) to the north. Burnell Drive is located 260 feet north of the project site.

[3] Google Maps. Site accessed October 11, 2021.

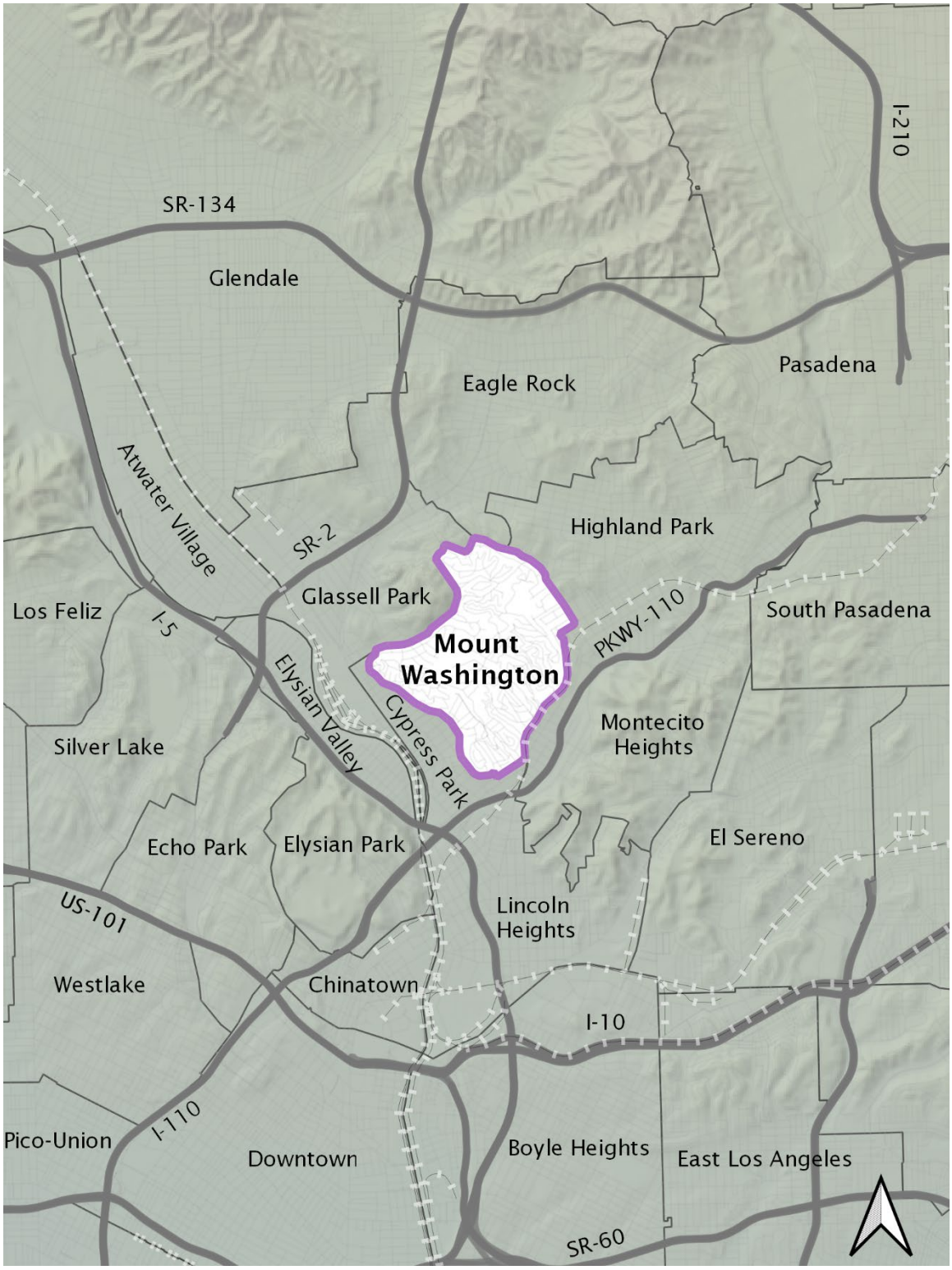


EXHIBIT 2-1
REGIONAL MAP
SOURCE: QUANTUM GIS

EXHIBIT 2-2
LOCAL MAP
SOURCE: QUANTUM GIS

- *South of Project Site*. Future Street extends along the south side of the project site. Single-family residential occupies frontage along the south side of Future Street, opposite the project site.

- *East of Project Site*. Vacant and undeveloped land abuts the project site to the east.

- *West of Project Site*. Future Street extends along the west side of the project site. Single-family residential occupies frontage along the west side of Future Street, opposite the project site.

The project site is currently vacant and undeveloped. The parcels slope downward from east to west and north to south. Ground cover consists of dirt and sparse patches of weeds and grass. Vegetation present within the properties consist of California black walnut trees, Chinese elm trees, and laurel sumac, among others.[4] An aerial photograph showing the project site and the surroundings is shown in Exhibit 2-3.

2.4 PROJECT DESCRIPTION

2.4.1 PHYSICAL CHARACTERISTICS

The proposed project will consist of the following elements:[5]

- *Project Site (Immediate Units).* The parcel located at 3152 Future Street has a total land area of 6,470 square feet, or 0.15 acres. This parcel has a lot width (north to south) of 40 feet and a maximum lot depth (east to west) of 167 feet. Meanwhile, the parcel located at 3164 Future Street has a total land area of 6,626 square feet, or 0.15 acres. This parcel has a lot width (north to south) of 40 feet and a maximum lot depth (east to west) of 171 feet.

- *Project Site (Planned Units).* The parcel located at 3110 Future Street has a total land area of 5,909 square feet, or 0.13 acres. This parcel has a maximum lot width (east to west) of 62 feet and a maximum lot depth (north to south) of 147 feet. The parcel located at 3114 Future Street has a total land area of 5,776 square feet, or 0.13 acres. This parcel has a maximum lot width (east to west) of 55 feet and a maximum lot depth (north to south) of 131 feet. The parcel located at 3118 Future Street has a total land area of 5,605 square feet, or 0.13 acres. This parcel has a maximum lot width (east to west) of 45 feet and a maximum lot depth (north to south) of 150 feet. Additionally, the parcel located at 3122 Future Street has a total land area of 7,057 square feet, or 0.16 acres. This parcel has a maximum lot width (east to west) of 45 feet and a maximum lot depth (north to south) of 185 feet. The parcel located at 3126 Future Street has a total land area of 7,904 square feet, or 0.18 acres. This parcel has a maximum lot width (east to west) of 40 feet and a maximum lot depth (north to south) of 204 feet. The parcel located at 3134 Future

[4] Ceqaology. *Site Survey*. Survey was conducted on October 11, 2021.

[5] ArchiBuild. *Mount Washington – Future Street, 3152 and 3164 Future Street Site Plans*. Plans dated May 26, 2021.

Street has a total land area of 5,832 square feet, or 0.13 acres. This parcel has a maximum lot width (east to west) of 50 feet and a maximum lot depth (north to south) of 125 feet. Meanwhile, the parcel located at 3138 Future Street has a total land area of 5,288 square feet, or 0.13 acres. This parcel has a maximum lot width (east to west) of 44 feet and a maximum lot depth (north to south) of 124 feet. The parcel located at 3144 Future Street has a total land area of 6,995 square feet, or 0.16 acres. This parcel has a maximum lot width (north to south) of 128 feet and a maximum lot depth (north to south) of 120 feet.

- *3152 Future Street Unit.* The three-level unit proposed for 3152 Future Street will have a total floor area of 2,473 square feet. This unit will be of modern architecture and will include a 423 square foot two-car garage. In addition, this unit will have a height of 37 feet 7 inches. Finally, the unit will have a Floor Area Ratio (FAR) of 0.38 to 1.0.

- *3164 Future Street Unit.* The three-level unit proposed for 3164 Future Street will have a total floor area of 2,551 square feet. This unit will be of modern architecture and will feature a 446 square foot two-car garage. Additionally, this unit will have a height of 41 feet 8 inches. Lastly, the unit will have a Floor Area Ratio (FAR) of 0.39 to 1.0.

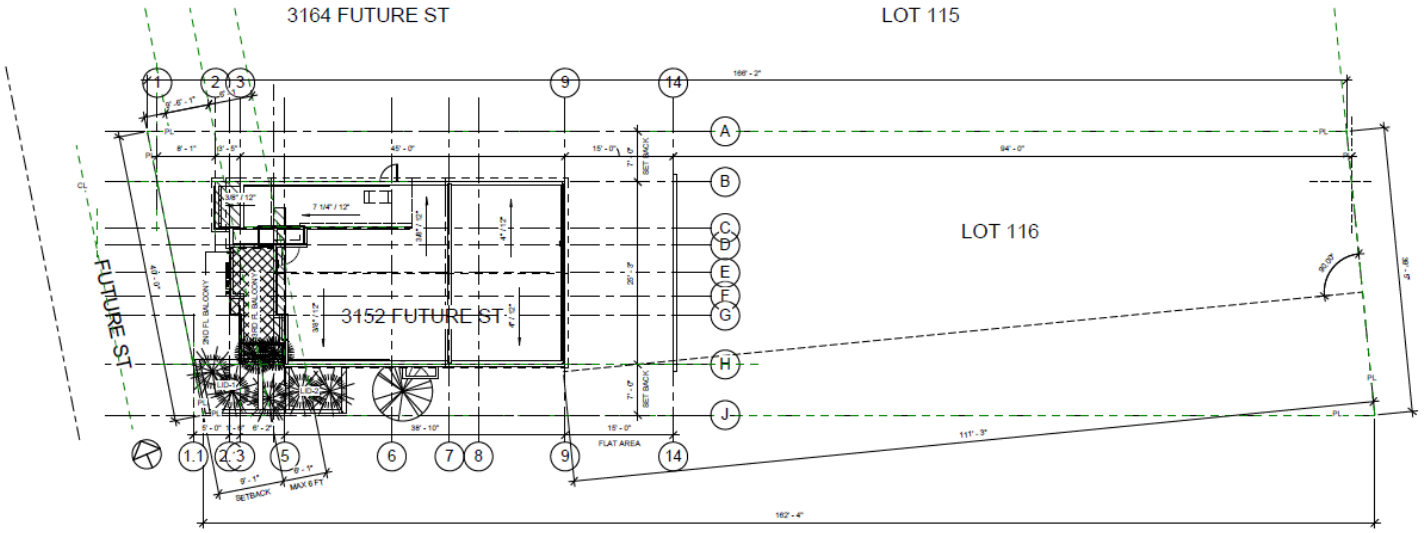
- *Planned Units.* As indicated previously, the project Applicant owns a total of 10 parcels along Future Street. Two of those parcels will be developed immediately, while the eight remaining parcels will be developed at a later date.

- *Landscaping.* Protected Trees are defined in the latest version of the City's Tree Ordinance, Los Angeles City Ordinance 186873. The Mount Washington/Glassell Park Specific Plan also contains protections for "Significant Trees". The Mount Washington/Glassell Park Specific Plan defines a Significant Tree as: "Any tree which measures 12 inches or more in diameter at four and one-half feet above the average natural grade at the base of the tree and/or is more than 35 feet in height". According to the Protected Tree Survey dated October 30, 2021, by Bardez Landscaping Services, Inc, the project will require the removal of 15 Protected and Significant tree species. A total of two Protected Trees will be removed. These trees are located at 3134 and 3144 Future Street. The Applicant will replace each Protected Tree according to a 4:1 ratio pursuant to the latest version of the City's Tree Ordinance, Los Angeles City Ordinance 186873. As indicated previously, the project would also require the removal of 13 Significant Trees from 3122, 3126, 3138, 3152, and 3164 Future Street. These Significant Trees are required to be replaced at a 1:1 ratio; therefore, a total of 13 new trees will be planted to compensate for the removal of the aforementioned Significant Trees. Thus, a total of 21 new trees will be planted.

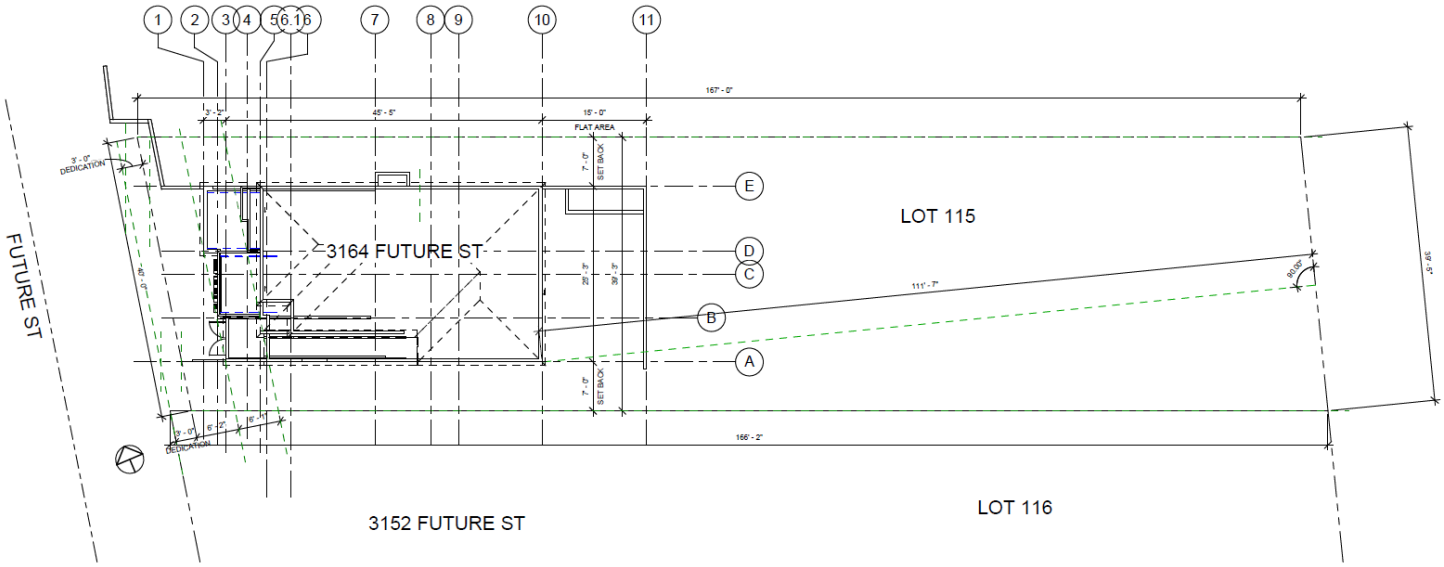
- *Parking and Access.* Access to the units will be provided by driveway connections installed along the east side of Future Street. Parking will be provided by two-car garages and driveway space.

The project plans are shown in Exhibit 2-4.

EXHIBIT 2-3
AERIAL PHOTOGRAPH
SOURCE: CRMLS



3152 FUTURE STREET PLAN



3164 FUTURE STREET PLAN

EXHIBIT 2-4
SITE PLAN
SOURCE: ARCHIBUILD

2.4.2 CONSTRUCTION CHARACTERISTICS

The construction of the two units will occur in two separate phases, with each phase requiring up to 12 months to complete. Total construction is anticipated to last for up to 24 months.

- *Site Preparation (Units 1 and 2).* The site preparation phase will involve the clearance of the project site. This phase will last for one month. Up to one excavator, one skid steer loader, and a single haul truck may be present during this phase.

- *Grading (Units 1 and 2).* The grading phase will last for one month. Up to one excavator, six haul trucks, and two skid loaders may be present during this phase.

- *Shoring/Piling (Units 1 and 2).* The shoring phase will involve the installation of piles, foundation support, and retaining walls. This phase will last for one month. Up to one drill rig, one crane, one excavator, two forklifts, one concrete saw, and one skid steer loader may be present during this phase.

- *Building Construction (Units 1 and 2).* This phase will involve the construction of the building. This phase will last for six months. Typical equipment used during this phase includes scaffolding equipment, forklifts, saws, backhoes, and skid steer loaders.

- *Finishing and Paving (Units 1 and 2).* This phase will involve the planting of landscaping, the application of architectural coatings, and the installation of various amenities. This phase will last for three months. Typical equipment used during this phase includes air compressors, backhoes, and rollers.

2.4.3 DISCRETIONARY ACTIONS

A Discretionary Action is an action taken by a government agency (for this project, the government agency is the City of Los Angeles) that calls for an exercise of judgment in deciding whether to approve a project. The project Applicant will be required to file for a Project Permit Compliance Review by the Department of City Planning. In addition, the project will require the removal of two California black walnut trees present on-site. The remaining California black walnut trees will remain. Additional regulatory compliance would also be required.

SECTION 3 ENVIRONMENTAL CHECKLIST FORM

3.1 ENVIRONMENTAL CHECKLIST FORM

1. **Project title:** Future Street Single-Family Development.

2. **Lead agency name and address:** City of Los Angeles Department of City Planning. 200 North Spring Street, Room 621, Los Angeles, CA 90012.

3. **Contact person and phone number:** Nashya Sadono-Jensen. (213) 978-1363.

4. **Project location:** 3110, 3114, 3118, 3122, 3126, 3134, 3138, 3144, 3152 and 3164 Future Street, Los Angeles, CA 90065.

5. **Project sponsor's name and address:** Mr. Andre Ohanian, Highrise Incorporated. 10955 South Penrose Street, Sun Valley, CA 91352.

6. **General plan designations:** Low Residential

7. **Zoning:** R1-1 (One Family)

8. **Council District:** CD-1, Eunisses Hernandez

9. **Environmental Case Number:** ENV-2016-4999-ND

10. **Community Plan Area:** Northeast Los Angeles

11. **Description of project:** The project involves the development of two single-family units on two separate parcels. The project Applicant owns a total of 10 parcels located along Future Street (including the two properties discussed herein). The Applicant plans to develop the eight remaining parcels at a later date.

12. **Surrounding land use and setting:** The surrounding land uses consist of single-family units.

13. **Other public agencies whose approval is required:** The project would require various ministerial approvals such as demolition permits, building permits, grading permits, occupancy permits, a tree removal permit, and a permit to connect to the City and County sewer lines. The project would also be required to submit a Notice of Intent to comply with the General Construction Activity NPDES Permit to the State Water Resources Control Board. In addition, the project would be required to undergo a Project Permit Compliance Review by the Department of City Planning. Lighting would be required to conform to the following Regulatory Compliance Measures:

- *Chapter 9, Article 3, Sec. 93.0117*. No exterior light source may cause more than two foot-candles (21.5 lx) of lighting intensity or generate direct glare onto exterior glazed windows or glass doors; elevated habitable porch, deck, or balcony; or any ground surface intended for uses such as recreation, barbecue or lawn areas or any other property containing a residential unit or units.

- *Chapter 1, Article 2, Sec. 12.21 A5(k).* All lights used to illuminate a parking area shall be designed, located, and arranged to reflect the light away from any streets and any adjacent premises.

- *Chapter 1, Article 7, Sec. 17.08C*. Plans for the street lighting system shall be submitted to and approved by the Bureau of Street Lighting.

14. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resource Code section 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.?:** Yes.

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to protect confidentiality.

3.2 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked on the follow page could be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Potentially Significant Unless Mitigated," as indicated by the checklist provided herein in Section 3.3 of the attached Initial Study.

☐	Aesthetics	☐	Greenhouse Gas Emissions	☐	Public Services
☐	Agriculture and Forestry Resources	☐	Hazards and Hazardous Materials	☐	Recreation
☐	Air Quality	☐	Hydrology/Water Quality	☐	Transportation
☐	Biological Resources	☐	Land Use/Planning	☐	Tribal Cultural Resources
☐	Cultural Resources	☐	Mineral Resources	☐	Utilities/Service Systems
☐	Energy	☐	Noise	☐	Wildfire
☐	Geology/Soils	☐	Population/Housing	☐	Mandatory Findings of Significance

DETERMINATION

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

Signature:

Date:

EVALUATION OF ENVIRONMENTAL IMPACTS

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration or Mitigated 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 "Earlier Analyses," as described in (5) below, may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA feetprocess, an effect has been adequately analyzed in an earlier EIR or Negative Declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following: a) Earlier Analysis Used: Identify and state where they are available for review. b) Impacts Adequately Addressed: Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis. c) Mitigation Measures: For effects that are "Less than Significant with Mitigation Measures Incorporated", describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

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

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

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

9) The explanation of each issue should identify:

    a) The significance criteria or threshold, if any, used to evaluate each question; and

    b) The mitigation measure identified, if any, to reduce the impact to less than significant.

3.3 INITIAL STUDY CHECKLIST

The findings of this Initial Study are summarized in Table 3-1 provided on the following pages. It is important to note that the IS/ND utilizes the most current version of CEQA Guidelines Appendix G checklist.

Table 3-1
Initial Study Checklist

Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
SECTION 4.1 AESTHETICS *Except as provided in Public Resources Code Section 21099, would the project:*				
4.1.A. *Have a substantial adverse effect on a highway vista?*				**X**
4.1.B. *Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?*			**X**	
4.1.C. *In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?*			**X**	
4.1.D. *Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*			**X**	
SECTION 4.2 AGRICULTURE AND FORESTRY RESOURCES *Would the project:*				
4.2.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*?				**X**
3.2.B. *Conflict with existing zoning for agricultural use, or a Williamson Act Contract*?				**X**
4.2.C. *Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined in Public Resources Code §4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))*?				**X**
4.2.D. *Result in the loss of forest land or conversion of forest land to a non-forest use*?				**X**
4.2.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*?				**X**
SECTION 4.3 AIR QUALITY *Would the project:*				
4.3.A. *Conflict with or obstruct implementation of the applicable air quality plan*?			**X**	

Table 3-1
Initial Study Checklist

Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
4.3.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*?			X	
4.3.C. *Expose sensitive receptors to substantial pollutant concentrations*?			X	
4.3.D. *Result in other emissions (such as those leading to odors adversely affecting a substantial number of people*			X	
SECTION 4.4 BIOLOGICAL RESOURCES *Would the project:*				
4.4.A. *Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service*?			X	
4.4.B. *Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service*?				X
4.4.C. *Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means*?				X
4.4.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*?			X	
4.4.E. *Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance*?			X	
4.4.F. *Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan*?				X
SECTION 4.5 CULTURAL RESOURCES *Would the project:*				
4.5.A. *Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5*?				X

Table 3-1
Initial Study Checklist

Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
4.5.B. *Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?*			**X**	
4.5.C. *Disturb any human remains, including those interred outside of dedicated cemeteries?*			**X**	
SECTION 4.6 ENERGY *Would the project:*				
4.6.A. *Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?*			**X**	
4.6.B. *Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?*			**X**	
SECTION 4.7 GEOLOGY AND SOILS *Would the project:*				
4.7.A. *Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. Strong seismic ground-shaking? Seismic-related ground failure, including liquefaction? Landslides?*			**X**	
4.7.B. *Result in substantial soil erosion or the loss of topsoil?*			**X**	
4.7.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?*			**X**	
4.7.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?*			**X**	
4.7.E. *Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?*				**X**
4.7.F. *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*				**X**
SECTION 4.8 GREENHOUSE GAS EMISSIONS *Would the project:*				

Table 3-1
Initial Study Checklist

Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
4.8.A. *Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment*?			X	
4.8.B. *Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gases*?			X	
SECTION 4.9 HAZARDS AND HAZARDOUS MATERIALS *Would the project:*				
4.9.A. *Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials*?			X	
4.9.B. *Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment*?			X	
4.9.C. *Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school*?			X	
4.9.D. *Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment*?				X
4.9.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*?				X
4.9.F. *Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan*?			X	
4.9.G. *Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wild land fire*?			X	
SECTION 4.10 HYDROLOGY AND WATER QUALITY *Would the project:*				
4.10.A. *Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality*?			X	

Table 3-1
Initial Study Checklist

Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
4.10.B. *Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin*?			**X**	
4.10.C. *Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner, which would: result in substantial erosion or siltation on- or off-site; substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; or, impede or redirect flood flows*?			**X**	
4.10.D. *In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?*				**X**
4.10.E. *Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan*?				**X**
SECTION 4.11 LAND USE AND PLANNING *Would the project:*				
4.11.A. *Physically divide an established community*?				**X**
4.11.B. *Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect*?			**X**	
SECTION 4.12 MINERAL RESOURCES *Would the project:*				
4.12.A. *Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State*?				**X**
4.12.B. *Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan*?				**X**
SECTION 4.13 NOISE *Would the project:*				
4.13.A. *Generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies*?			**X**	
4.13.B. *Generate excessive ground-borne vibration or ground-borne noise levels?*			**X**	

Table 3-1
Initial Study Checklist

Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
4.13.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?*				**X**
SECTION 4.14 POPULATION AND HOUSING *Would the project:*				
4.14.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)?*			**X**	
4.14.B. *Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?*				**X**
SECTION 4.15 PUBLIC SERVICES. *Would the project:*				
4.15.A. *Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for: Fire protection services; Police protection; Schools; Parks; other Governmental facilities?*			**X**	
SECTION 4.16 RECREATION. *Would the project*				
4.16.A. *Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated*?			**X**	
4.16.B. *Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment*?				**X**
SECTION 4.17 TRANSPORTATION *Would the project:*				
4.17.A. *Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities*?			**X**	
4.17.B. *Conflict or be inconsistent with CEQA Guidelines §15064.3 subdivision (b)*?			**X**	

Table 3-1
Initial Study Checklist

Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
4.17.C. *Substantially increases hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)*)?				**X**
4.17.D. *Result in inadequate emergency access*?			**X**	
SECTION 4.18 TRIBAL CULTURAL RESOURCES. *Would the project:*				
4.18.A. *Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is: Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or 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 Resource Code Section 5024.1 In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe*5020.1(k)?			**X**	
SECTION 4.19 UTILITIES AND SERVICE SYSTEMS *Would the project:*				
4.19.A. *Require or result in the relocation or construction of new or expanded water, or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities or relocation of which could cause significant environmental impacts*?			**X**	
4.19.B. *Have sufficient water supplies available to serve the project and the reasonably foreseeable future development during normal, dry, and multiple dry years*?			**X**	
4.19.C. *Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments*			**X**	
4.19.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*?			**X**	

Table 3-1
Initial Study Checklist

Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
4.19.E. *Comply with Federal, State, and local management and reduction statutes and regulations related to solid waste*?				**X**
SECTION 4.20 WILDFIRE *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:*				
4.20.A. *Substantially impair an adopted emergency response plan or emergency evacuation plan*?			**X**	
4.20.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?*			**X**	
4.20.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*?			**X**	
4.20.D. *Expose people or structures to significant risks, including down slope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes*?			**X**	
SECTION 4.21 MANDATORY FINDINGS OF SIGNIFICANCE				
4.21.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?*		**X**		
4.21.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)?*			**X**	
4.21.C. *Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*			**X**	

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SECTION 4 ENVIRONMENTAL ANALYSIS

This section of the Initial Study prepared for the proposed project analyzes the potential environmental impacts that may result from the proposed project's implementation. The issue areas evaluated in this Initial Study include the following:

- Aesthetics (Section 4.1);
- Agriculture and Forestry Resources (Section 4.2);
- Air Quality (Section 4.3);
- Biological Resources (Section 4.4);
- Cultural Resources (Section 4.5);
- Energy (Section 4.6);
- Geology and Soils (Section 4.7);
- Greenhouse Gas Emissions (Section 4.8);
- Hazards and Hazardous Materials (Section 4.9);
- Hydrology and Water Quality (Section 4.10);
- Land Use and Planning (Section 4.11);
- Mineral Resources (Section 4.12);
- Noise (Section 4.13);
- Population and Housing (Section 4.14);
- Public Services (Section 4.15);
- Recreation (Section 4.16);
- Transportation (Section 4.17);
- Tribal Cultural Resources (Section 4.18);
- Utilities and Service Systems (Section 4.19);
- Wildfire (Section 4.20); and,
- Mandatory Findings of Significance (Section 4.21).

The analysis considers both the short-term (construction-related) and long-term (operational) impacts associated with the proposed project's implementation, and where appropriate, the cumulative impacts. To each question, there are four possible responses:

- *No Impact.* The proposed project will not result in any adverse environmental impacts.

- *Less than Significant Impact.* The proposed project may have the potential for affecting the environment, although these impacts will be below levels or thresholds that the lead agency or other responsible agencies consider to be significant.

- *Less than Significant Impact with Mitigation.* The proposed project may have the potential to generate a significant impact on the environment. However, the level of impact may be reduced to levels that are less than significant with the implementation of the recommended mitigation measures.

- *Potentially Significant Impact.* The proposed project may result in environmental impacts that are significant. This finding will require the preparation of an environmental impact report (EIR).

4.1 AESTHETICS

4.1.1 ANALYSIS OF ENVIRONMENTAL IMPACTS.

Except as provided in Public Resources Code Section 21099, would the project:

A. Have a substantial adverse effect on a scenic vista? ● No Impact.

The project site is located within the San Rafael Hills. Scenic views of the Santa Monica Mountains and City are available facing south from the project site. These viewsheds are also available facing south and east on Future Street. There are no scenic views facing north or west on Future Street. In addition, there are no scenic views facing north or west from the project site. Private views from the residential units located along the south side of Kilbourne Street will remain unobstructed with the implementation of the proposed project since these existing units are located at a higher elevation. Therefore, the implementation of the proposed project will not result in a substantial adverse effect on a scenic vista and no impacts will occur.

B. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway? ● Less than Significant Impact.

Based on the City of Los Angeles General Plan as well as State scenic highway designations, the project site is not located within or along a designated scenic corridor or roadway. The project site is currently vacant and undeveloped. Nevertheless, the project site contains multiple "Protected Trees" and "Significant Trees" as defined by the City. Protected Trees are defined in the latest version of the City's Tree Ordinance, Los Angeles City Ordinance 186873. The Mount Washington/Glassell Park Specific Plan also contains protections for "Significant Trees". The Mount Washington/Glassell Park Specific Plan defines a significant tree as: "Any tree which measures 12 inches or more in diameter at four and one-half feet above the average natural grade at the base of the tree and/or is more than 35 feet in height". According to the Protected Tree Survey dated October 30, 2021, by Bardez Landscaping Services, Inc, the project will require the removal of 15 Protected and Significant tree species. A total of two Protected Trees will be removed. These trees are located at 3134 and 3144 Future Street. The Applicant will replace each Protected Tree according to a 4:1 ratio pursuant to the latest version of the City's Tree Ordinance, Los Angeles City Ordinance 186873. Therefore, a total of eight new trees will be planted throughout the two aforementioned parcels. As indicated previously, the project would also require the removal of 13 Significant Trees from 3122, 3126, 3138, 3152, and 3164 Future Street. These Significant Trees are required to be replaced at a 1:1 ratio; therefore, a total of 13 new trees will be planted to compensate for the removal of the aforementioned Significant Trees. It is important to note, that the project site does not contain any scenic rock outcroppings. Lastly, the project site is vacant and undeveloped and there are no structures present that would be listed in the State or National historic register (refer to Section 4.5). As a result, the potential impacts are expected to be less than significant.

C. *In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publically accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? ● Less than Significant Impact.*

The project site, and Mount Washington community, are governed by the Northeast LA Community Plan, which contains various goals and policies guiding development intensity/density and for maintaining the area's natural scenic quality and views. The following policies related to development guidelines and scenic quality are provided from the Northeast LA Community Plan:

- *Policy 1-5.4 - Require that any proposed development be designed to enhance and be compatible with adjacent development.* The project consists of single-family homes designed to incorporate the property's natural slope and contour lines. The homes will be of comparable size and scale as the adjacent single-family units. In addition, the project's density will be consistent with the Northeast LA Community Plan and City zoning code as the project involves the construction of one dwelling unit per parcel.

- *Policy 1-5.2 - Ensure the availability of paved streets, adequate sewers, drainage facilities, fire protection services and facilities, and other emergency services and public utilities to support development in hillside areas.* Future Street is paved and contains water and sewer lines. In addition, Future Street is an adequate width to accommodate emergency vehicles.

- *Policy 1-5.3 - Consider the steepness of the topography and the geologic stability in any proposal for development within the Plan area.* The project will include retaining walls and new vegetation to increase the stability of the project site. Furthermore, the project will be required to adhere to the design recommendations proposed by the geotechnical engineer.

- *Policy 1-5.4 - Require that any proposed development be designed to enhance and be compatible with adjacent development.* The project consists of two new and eight planned single-family units on 10 individual parcels. Thus, the project will be of comparable density to the surrounding development and will also be consistent with the City's zoning code.

The project is consistent with the abovementioned policies listed in the Northeast LA Community Plan. As a result, the project's impacts to the surrounding area's scenic quality are anticipated to be less than significant.

D. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? ● Less than Significant Impact.

Exterior lighting that is not properly mitigated will often produce unwanted excess light that propagates into adjacent properties. This nuisance lighting is referred to as light trespass. All lighting must be installed according to the following Regulatory Compliance Measures outlined in the City's Municipal Code:

- *Chapter 9, Article 3, Sec. 93.0117*. No exterior light source may cause more than two foot-candles (21.5 lx) of lighting intensity or generate direct glare onto exterior glazed windows or glass doors; elevated habitable porch, deck, or balcony; or any ground surface intended for uses such as recreation, barbecue or lawn areas or any other property containing a residential unit or units.

- *Chapter 1, Article 2, Sec. 12.21 A5(k).* All lights used to illuminate a parking area shall be designed, located, and arranged to reflect the light away from any streets and any adjacent premises.

- *Chapter 1, Article 7, Sec. 17.08C*. Plans for the street lighting system shall be submitted to and approved by the Bureau of Street Lighting.

Adherence to the aforementioned mandatory Regulatory Compliance Measures will ensure potential impacts are kept to levels that are less than significant.

Glare is a phenomenon that is described as visual discomfort and/or the impairment of vision of objects resulting from changes in levels of brightness. Glare may be produced directly from bright light or through the reflection of light on certain surfaces. The exterior façade surfaces will consist of non-reflective materials, such as concrete, masonry, and stucco components. As a result, the glare-related impacts are anticipated to be less than significant.

4.1.2 MITIGATION MEASURES

The preceding analysis determined that less than significant impacts regarding aesthetics will result from the proposed project's implementation. As a result, no mitigation is required.

4.2 AGRICULTURE AND FORESTRY RESOURCES

4.2.1 ANALYSIS OF ENVIRONMENTAL IMPACTS.

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.*

According to the California Department of Conservation, the community of Mount Washington does not contain any areas of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.[6] Since the implementation of the proposed project will not involve the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to urban uses, no impacts will occur.

B. *Conflict with existing zoning for agricultural use, or a Williamson Act Contract? ● No Impact.*

As indicated previously, the project site is zoned R1-1, One Family residential. The project site is zoned for single-family development. Nevertheless, the area's zoning allows for the "keeping of equines, poultry, rabbits and chinchillas in conjunction with the residential use of the lot, provided that such animal keeping is not for commercial purposes."[7] The project site is vacant and undeveloped and there are no existing agricultural activities taking place on-site. In addition, according to the California Department of Conservation Division of Land Resource Protection, the project site is not subject to a Williamson Act Contract.[8] As a result, no impacts on existing or future Williamson Act Contracts or land zoned for agricultural uses will result from the proposed project's implementation.

[6] California Department of Conservation, Division of Land Resource Protection, Farmland Mapping, and Monitoring Program. *Important Farmland in California 2010.* ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/statewide/2010/fmmp2010_08_11.pdf.

[7] Article 2, Section 12.08.3(a). of the City of Los Angeles Planning and Zoning Code.

[8] California Department of Conservation. *State of California Williamson Act Contract Land.* ftp://ftp.consrv.ca.gov/pub/dlrp/WA/2012%20Statewide%20Map/WA_2012_8x11.pdf

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

The project site is located in the midst of an existing residential neighborhood and the project site is currently vacant and undeveloped. Additionally, the project site and adjacent properties are zoned for single-family residential. According to the City's municipal code, forest land has a zoning designation of OS (*Open Space*). Since the project site is not zoned for forest land, timberland, or for timberland production, no impacts will occur.

D. Result in the loss of forest land or conversion of forest land to a non-forest use? ● No Impact.

The project site is located in the midst of an existing residential neighborhood. According to the City's municipal code, forest land has a zoning designation of OS (*Open Space*). As previously mentioned, the project site has a zoning designation of R1-1 (*One Family*) and does not contain any forest uses. As a result, no impacts on forest land or timber resources will result from the proposed project's implementation.

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 proposed project will not involve the disruption or damage of the existing environment that would result in a loss of farmland to nonagricultural use or conversion of forest land to non-forest use because the project site is not located in close proximity to farmland or forest land. As a result, no impacts will result from the implementation of the proposed project.

4.2.2 MITIGATION MEASURES

The preceding analysis determined that no impacts to agriculture and forestry resources will result from the proposed project's implementation. As a result, no mitigation is required.

4.3 AIR QUALITY

4.3.1 ENVIRONMENTAL AND REGULATORY SETTING

The project site is situated within the South Coast Air Basin (SCAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD maintains a set of air quality significance thresholds for various criteria air pollutants described below and on the following pages:

- *Nitrogen Dioxide (NO_2)* is a compound composed of one nitrogen atom and two oxygen atoms. Nitrogen dioxide appears as a reddish-brown gas with a pungent, acrid odor or as a yellowish-brown liquid when cooled or compressed.[9] NO_2 is primarily emitted by the combustion of hydrocarbons and hydrocarbon-based fuel. Various sources of NO_2 include cars, trucks and buses, power plants, and off-road equipment. NO_2 is used as the indicator for the larger group of nitrogen oxides. Breathing air with a high concentration of NO_2 can irritate airways in the human respiratory system. Such exposures over short periods can aggravate respiratory diseases, particularly asthma, leading to respiratory symptoms (such as coughing, wheezing or difficulty breathing), hospital admissions, and visits to emergency rooms. Longer exposures to elevated concentrations of NO_2 may contribute to the development of asthma and potentially increase susceptibility to respiratory infections. People with asthma, as well as children and the elderly are generally at greater risk for the health effects of NO_2. NO_2 along with other NO_x (nitrous oxides) reacts with other chemicals in the air to form both particulate matter and ozone. Both of these compounds are harmful when inhaled due to effects on the respiratory system.[10]

- *Volatile Organic Compounds (VOCs)* are gaseous organic compounds that have a high vapor pressure at room temperature, thus contributing to their volatility or instability. VOCs can be naturally occurring or man-made. Man-made VOCs are emitted from a variety of solid or liquid sources including paint thinners; paints and lacquers; cleaning supplies; wood preservatives; aerosol sprays; pesticides; building materials and furnishings; office equipment such as copiers and printers; correction fluids and carbonless copy paper; graphics and craft materials including glues and adhesives; permanent markers; and photographic solutions. In addition, paints, varnishes, and wax all contain organic solvents, as do many cleaning, disinfecting, cosmetic, degreasing, and hobby products. Petroleum based fuels and other hydrocarbon products also contain VOCs. Exposure to VOCs may result in eye, nose, and throat irritation; headaches, loss of coordination and nausea; damage to the liver, kidneys, and central nervous system; fatigue; dizziness; allergic skin reactions; and certain types

[9] PubChem. *Nitrogen Dioxide (Compound).* https://pubchem.ncbi.nlm.nih.gov/compound/Nitrogen-dioxide.

[10] PubChem. *Nitrogen Dioxide (Compound).* https://pubchem.ncbi.nlm.nih.gov/compound/Nitrogen-dioxide. *AND.* United States Environmental Protection Agency. *Nitrogen Dioxide (NO2) Pollution. https://www.epa.gov/no2-pollution/basic-information-about-no2#What%20is%20NO2*.

of cancer. The nature and severity of the symptoms depend on the length and extent of exposure to such compounds.[11]

- *Particulate Matter (PM_{10} and $PM_{2.5}$)* consists of a mixture of solid particles and liquid droplets present in the air. Examples of visible particulate matter include dust, dirt, smoke, smog, or soot. Particulate matter can be emitted directly from construction sites, unpaved roads, or fields in the form of fugitive dust, or from smokestacks or fire in the form of smoke or soot. Particulate Matter can also be generated indirectly through complex chemical reactions occurring in the atmosphere between compounds such as sulfur dioxide and nitrogen oxides, which are pollutants generated by power plants, industrial land uses, or vehicles powered by internal combustion engines. Particulate Matter includes PM_{10} and $PM_{2.5}$. PM_{10} consists of inhalable particles with diameters of 10 micrometers or smaller, while $PM_{2.5}$ consists of inhalable particles with diameters of 2.5 micrometers or smaller (roughly 30 times smaller in diameter than an average strand of human hair).[12] Particulate Matter often results in serious environmental and health effects. Exposure to particulates may result in premature death in people with heart or lung disease; nonfatal heart attacks; irregular heartbeat; aggravated asthma; decreased lung function; and increased respiratory symptoms including coughing and difficulty breathing. Environmental damages and effects include the formation of smog and acid rain; the acidification of lakes and streams; the depletion of soil nutrients; the reduction of biodiversity; and the damaging of forests and agricultural crops.[13]

- *Sulfur Dioxide and other Sulfur Oxides (SO_2 and SO_x)* are compounds composed of a single sulfur atom and two oxygen atoms, though some sulfur oxide compounds contain three oxygen atoms. Sulfur dioxide is present as a colorless gas with a strong and pungent suffocating odor and an acidic taste. Sulfur dioxide may be generated by and applied in man-made sources or may be emitted naturally. Sulfur dioxide is a major pollutant produced by smelters, electric power plants, and the combustion of fossil fuels. In addition, sulfur dioxide is a major commercial chemical that is used to make sulfuric acid. Sulfur dioxide is also used in paper production; food production and farming; wastewater treatment; oil and metal refining; was formerly a refrigerant; and is also used as a fungicide. Natural sources of sulfur dioxide include biological decay, sea spray, and volcanic activity. Sulfur dioxide that is released into the atmosphere may react with rain droplets forming acid rain. Furthermore, sulfur dioxide can also

[11] United States Environmental Protection Agency. *Indoor Air Quality – Volatile Organic Compounds' Impact on Indoor Air Quality*. https://www.epa.gov/indoor-air-quality-iaq/volatile-organic-compounds-impact-indoor-air-quality.

[12] United States Environmental Protection Agency. *Particulate Matter (PM) Pollution – Particulate Matter (PM) Basics. https://www.epa.gov/pm-pollution/particulate-matter-pm-basics#PM*.

[13] United States Environmental Protection Agency. *Particulate Matter (PM) Pollution – Health and Environmental Effects of Particulate Matter (PM). https://www.epa.gov/pm-pollution/health-and-environmental-effects-particulate-matter-pm*.

react with other chemicals present in the atmosphere, thus forming smog. Exposure to sulfur dioxide can cause eye and throat irritation, while exposure to higher concentrations of sulfur dioxide may result in chest pain; difficulty breathing; loss of taste or smell; impaired lung function; or death.[14]

- *Carbon Monoxide (CO)* is a colorless, odorless, tasteless, poisonous gas comprised of a single carbon and a single oxygen atom. Carbon monoxide is generated through the combustion of hydrocarbon products such as oil, coal, or gas. Carbon monoxide is also generated during pulp and paper production, steel production, and from typical warehouse operations. Exposure to carbon monoxide may result in headaches; dizziness; fatigue; and nausea, while prolonged exposure may result in vomiting, muscle weakness, confusion, and loss of consciousness. Permanent damage to organs such as the heart or brain may result due to a lack of oxygen.[15]

REGULATORY SETTING

The South Coast Air Quality Management District (SCAQMD) is the agency responsible for attaining state and federal clean air standards in the South Coast Air Basin (SCAB). Air pollution within the SCAB tends to stagnate due to natural barriers, such as mountains like the Transverse Range. The California Legislature created the SCAQMD in 1977 by merging the air pollution control districts of the four counties sharing the South Coast Air Basin. This basin includes portions of Los Angeles, Riverside and San Bernardino counties and all of Orange County. Within Riverside County, the AQMD also has jurisdiction over the Salton Sea Air Basin and a portion of the Mojave Desert Air Basin. Thus, the South Coast Air Basin covers an area of 6,745 square miles with a population of 14.6 million, while the larger South Coast district boundary includes 10,743 square miles and a population of 15 million.[16]

THRESHOLDS OF SIGNIFICANCE

The SCAQMD has established the following thresholds of significance for the aforementioned criteria pollutants:

[14] PubChem. *Sulfur Dioxide (Compound).* https://pubchem.ncbi.nlm.nih.gov/compound/Sulfur-dioxide#section=Overview.

[15] Occupational Safety and Health Administration. *OSHA Factsheet – Carbon Monoxide Poisoning.* https://www.osha.gov/OshDoc/data_General_Facts/carbonmonoxide-factsheet.pdf.

[16] South Coast Air Quality Management District. *Map of Jurisdiction.* http://www.aqmd.gov/docs/default-source/default-document-library/map-of-jurisdiction.pdf.

Table 4-1
SCAQMD Thresholds of Significance

Mass Daily Thresholds		
Criteria Pollutant	**Construction**	**Operational**
NO_x	100 lbs/day	55 lbs/day
VOC	75 lbs/day	55 lbs/day
PM_{10}	150 lbs/day	150 lbs/day
$PM_{2.5}$	55 lbs/day	55 lbs/day
SO_x	150 lbs/day	150 lbs/day
CO	550 lbs/day	550 lbs/day

4.3.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

Would the project:

A. Conflict with or obstruct implementation of the applicable air quality plan? ● Less than Significant Impact.

The South Coast Air Quality Management District certified the Final 2016 Air Quality Management Plan (AQMP) in March 2017. The AQMP was prepared in response to Federal Clean Air Act (CAA), which requires areas not attaining the national ambient air quality standards (NAAQS) to develop and implement an emission reduction strategy that will bring the area into attainment in a timely manner. Thus, the AQMP functions as a regional blueprint for achieving the federal air quality standards and healthful air. As indicated previously, the SCAQMD is responsible for clean air in the SCAB, an area that includes Orange County and the non-desert portions of Los Angeles, Riverside and San Bernardino counties. While air quality has dramatically improved over the years, the Basin still exceeds federal public health standards for both ozone and particulate matter (PM) and experiences some of the worst air pollution in the nation.[17]

Specific criteria for determining a project's conformity with the AQMP is defined in Section 12.3 of the SCAQMD's 1993 CEQA Air Quality Handbook. The Air Quality Handbook refers to the following criteria as a means to determine a project's conformity with the AQMP:

- *Consistency Criteria 1* refers to a proposed project's potential for resulting in an increase in the frequency or severity of an existing air quality violation or its potential for contributing to the continuation of an existing air quality violation.

[17] South Coast Air Quality Management District. *Final 2016 Air Quality Management Plan*. Plan dated March 2017.

- *Consistency Criteria 2* refers to a proposed project's potential for exceeding the assumptions included in the AQMP or other regional growth projections relevant to the AQMP's implementation.

In terms of Criteria 1, the proposed project's long-term (operational) airborne emissions will be below levels that the SCAQMD considers to be a significant impact (refer to the analysis included in the next section where the long-term stationary and mobile emissions for the proposed project are summarized in Table 3). In addition, the project's operational emissions will be well within the emissions projections identified in the most recent AQMP. As shown in Table 3-5 of the Final 2016 AQMP, the future 2031 daily operational emissions of the entire SCAB *with* the estimated population, employment, and VMT growth projections are estimated to be: 345 tons per day of VOCs; 214 tons per day of NOx; 1,188 tons per day of CO; 18 tons per day of SOx; and 65 tons per day of $PM_{2.5}$. The project's operational emissions will be well within the emissions projections estimated in the AQMP.

In addition, the project will not significantly affect any regional population, housing, and employment projections prepared for the City Los Angeles. Projects that are consistent with the projections of employment and population forecasts identified in the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) prepared by SCAG are considered consistent with the SCAQMD's Air Quality Management Plan (AQMP) growth projections, since the RTP/SCS forms the basis of the land use and transportation control portions of the AQMP.

The proposed project will not conflict with the regional population forecast and distribution in the 2016 AQMP. According to the 2016 AQMP, the Basin had a population of 16.4 million in 2012 and is projected to have a population of 17.6 million by the year 2023 (these numbers are derived from the 2016-2040 RTP/SCS prepared by SCAG).

City-specific growth forecasts are provided by SCAG as part of their 2020 initiative, Connect SoCal. According to the Growth Forecast Appendix prepared by SCAG for the 2020-2045 Connect SoCal plan, the City of Los Angeles is projected to add a total of 837,500 residents through the year 2045.[18] The proposed project's potential growth is anticipated to be 26 persons, which is based on the ratio of 2.62 persons per household identified by the United States Census Bureau (2.62 persons per unit X 10 units).[19] The number of residents that will be added is well within SCAG's growth forecast of 837,500 residents for the City. In addition, the project is in conformance with SCAG's regional sustainable development policies that promote infill development. As a result, no impacts related to the implementation of the AQMP are anticipated.

[18] Southern California Association of Governments. *Current Context – Demographics and Growth Forecast (which is part of their 2020 initiative Connect SoCal*). Report prepared on September 3, 2020.

[19] United States Census Bureau. *QuickFacts – Los Angeles city, California*. https://www.census.gov/quickfacts/losangelescitycalifornia.

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.

Construction Emissions

The analysis of daily construction emissions was prepared utilizing the California Emissions Estimator Model (CalEEMod V.2020.4.0) developed for the SCAQMD (refer to **Appendix A – CalEEMod Worksheets)**. The assumptions regarding the construction phases and the length of construction followed those identified previously in the project description. Construction emissions were determined for the two units that are currently proposed. These emissions are shown in Table 4-2. Construction emissions for the project as a whole (all 10 units) are presented in the in Table 4-4. As shown in Table 4-2, daily construction emissions are not anticipated to exceed the SCAQMD's significance thresholds.

Table 4-2
Estimated Daily Construction Emissions

Construction Phase	ROG	NO_2	CO	SO_2	PM_{10}	$PM_{2.5}$
3152 Future Street						
Site Preparation (on-site)	0.27	2.70	4.64	--	0.12	0.11
Site Preparation (off-site)	0.01	0.01	0.19	--	0.05	0.01
Total Site Preparation	**0.28**	**2.71**	**4.83**	**--**	**0.17**	**0.12**
Grading (on-site)	0.27	2.70	4.64	--	0.12	0.11
Grading (off-site**)**	0.01	0.01	0.19	--	0.05	0.01
Total Grading	**0.28**	**2.71**	**4.83**	**--**	**0.17**	**0.12**
Shoring/Piling (on-site)	0.79	8.09	8.86	0.01	0.36	0.33
Shoring/Piling (off-site)	--	--	0.03	--	0.01	--
Total Shoring/Piling 2021	**0.79**	**8.09**	**8.89**	**0.01**	**0.37**	**0.33**
Building Construction (on-site)	0.85	8.07	10.69	0.01	0.42	0.40
Building Construction (off-site)	--	--	0.03	--	0.01	--
Total Shoring and Building Construction	**0.85**	**8.07**	**10.72**	**0.01**	**0.43**	**0.40**
Paving (on-site)	0.25	2.71	3.24	--	0.13	0.12
Paving (off-site)	0.02	0.02	0.31	--	0.09	0.02
Total Paving	**0.27**	**2.73**	**3.55**	**--**	**0.22**	**0.14**
Architectural Coatings (on-site)	1.22	1.40	1.81	--	0.08	0.08
Architectural Coatings (off-site)	--	--	--	--	--	--
Total Architectural Coatings	**1.22**	**1.40**	**1.81**	**--**	**0.08**	**0.08**
3164 Future Street						
Site Preparation (on-site)	0.25	2.41	4.65	--	0.10	0.09
Site Preparation (off-site)	0.01	0.01	0.18	--	0.05	0.01
Total Site Preparation	**0.26**	**2.42**	**4.83**		**0.15**	**0.10**

Table 4-2
Estimated Daily Construction Emissions

Construction Phase	ROG	NO_2	CO	SO_2	PM_{10}	$PM_{2.5}$
Grading (on-site)	0.25	2.41	4.65	--	0.10	0.09
Grading (off-site)	0.01	0.01	0.18	--	0.05	0.01
Total Grading	**0.26**	**2.42**	**4.83**		**0.15**	**0.10**
Shoring/Piling (on-site)	0.74	7.30	8.82	0.01	0.32	0.29
Shoring/Piling (off-site)	--	--	0.03	--	0.01	--
Total Shoring/Piling	**0.74**	**7.30**	**8.85**	**0.01**	**0.33**	**0.29**
Building Construction (on-site) 2022	0.73	6.94	10.06	0.01	0.33	0.31
Building Construction (off-site) 2022	--	--	0.03	--	0.01	--
Total Shoring and Building Construction 2022	**0.73**	**6.94**	**10.09**	**0.01**	**0.34**	**0.31**
Paving (on-site)	0.24	2.54	3.23	--	0.11	0.10
Paving (off-site)	0.02	0.01	0.28	--	0.09	0.02
Total Paving	**0.26**	**2.55**	**3.51**	**--**	**0.20**	**0.12**
Architectural Coatings (on-site)	1.26	1.30	1.81	--	0.07	0.07
Architectural Coatings (off-site)	--	--	--	--	--	--
Total Architectural Coatings	**1.26**	**1.30**	**1.81**	**--**	**0.07**	**0.07**
Maximum Daily Emissions	**1.26**	**8.09**	**10.73**	**0.01**	**0.43**	**0.40**
Daily Thresholds	**75**	**100**	**550**	**150**	**150**	**55**
Significant Impact?	**No**	**No**	**No**	**No**	**No**	**No**

Source: CalEEMod

Operational Emissions

Long-term operational emissions refer to those emissions that will occur following the construction and subsequent occupation of the proposed project. Operational emissions will occur throughout the project's operational lifetime. According to the California Emissions Estimator Model (CalEEMod), operational emissions are categorized into three different types of emissions: area, energy, and mobile. Area emissions refers to those type of emissions that consist of VOCs, such as architectural coatings; landscape equipment and fuel; cleaning supplies; and wood-burning stoves. Energy emissions quantify the proposed project's indirect emissions related to the consumption and generation of energy, while mobile emissions estimate the proposed project's emissions from on-road mobile sources. The analysis of long-term operational impacts also used the CalEEMod computer model (worksheets are presented in **Appendix A – CalEEMod Worksheets**). As indicated in Table 4-3, the projected long-term operational emissions will be below thresholds considered to be a significant impact.

Table 4-3
Estimated Operational Emissions in lbs/day

Emission Source	ROG	NO_2	CO	SO_2	PM_{10}	$PM_{2.5}$
Area-wide (lbs/day)	0.08	--	0.16	0.08	--	--
Energy (lbs/day)	--	0.01	--	--	--	--
Mobile (lbs/day)	0.05	0.05	0.58	0.05	0.13	0.03
Total (lbs/day)	**0.14**	**0.07**	**0.75**	**0.14**	**0.14**	**0.03**
Daily Thresholds	**55**	**55**	**550**	**150**	**150**	**55**
Significant Impact?	**No**	**No**	**No**	**No**	**No**	**No**

Source: CalEEMod

As indicated in Table 4-3, the projected long-term emissions are below thresholds considered to represent a significant impact. As a result, the potential impacts with regards to operational emissions will be less than significant.

Cumulative Emissions

In order to determine a project's cumulative emissions, a list of related projects within a certain area must be identified. These related projects are then incorporated into a single CalEEMod run along with the proposed project. The project Applicant owns an additional eight parcels along Future Street. The Applicant plans to develop the remaining eight parcels with single-family units at a later, undetermined date. Thus, the cumulative impact analysis considered the two proposed single-family units as well as the eight planned single-family units. The results of the cumulative impact analysis are presented in Table 4-4 shown below.

Table 4-4
Estimated Cumulative Emissions in lbs/day

Emission Source	ROG	NO_2	CO	SO_2	PM_{10}	$PM_{2.5}$
Total Construction (lbs/day)	3.23	33.12	29.02	0.04	20.07	11.48
Daily Thresholds	**75**	**100**	**550**	**150**	**150**	**55**
Significant Impact?	**No**	**No**	**No**	**No**	**No**	**No**
Total Operational (lbs/day)	0.69	0.34	**3.57**	--	**0.70**	**0.19**
Daily Thresholds	**55**	**55**	**550**	**150**	**150**	**55**
Significant Impact?	**No**	**No**	**No**	**No**	**No**	**No**

As shown in Table 4-4, the project's cumulative emissions are anticipated to exceed construction thresholds for PM_{10} and $PM_{2.5}$. Watering the project site three times per day was incorporated into the CalEEMod as a SCAQMD standard condition. The project Applicant will also be required to implement other SCAQMD standard conditions outlined in SCAQMD Rule

403. These additional SCAQMD standard conditions are required for all development projects undertaken within the SCAB. Meanwhile, the project's cumulative operational impacts will be below the thresholds of significance.

C. Expose sensitive receptors to substantial pollutant concentrations? ● Less than Significant Impact.

Sensitive receptors refer to a group of people in the population who are particularly susceptible to health effects due to exposure to an air contaminant (individuals with pre-existing conditions, children, and elderly persons). The following are land uses (sensitive sites) where sensitive receptors are typically located: schools; playgrounds and childcare centers; long-term health care facilities; rehabilitation centers; convalescent centers; hospitals; retirement homes; residences; and libraries.[20] The project site is located in the midst of an existing single-family residential neighborhood and is surrounded on all sides by sensitive receptors.

A Localized Significance Thresholds (LSTs) analysis was conducted for the construction phase of this project since the project site is located in the midst of an existing residential neighborhood. The use of LSTs is voluntary and to be implemented at the discretion of local public agencies acting as a lead agency pursuant to the California Environmental Quality Act (CEQA). LSTs would only apply to projects that must undergo an environmental analysis pursuant to CEQA or the National Environmental Policy Act (NEPA) and are five acres or less (the project site totals less than five acres). LSTs are only applicable to the following criteria pollutants: oxides of nitrogen (NO_x), carbon monoxide (CO), particulate matter less than 10 microns in aerodynamic diameter (PM_{10}), and particulate matter less than 2.5 microns in aerodynamic diameter ($PM_{2.5}$).[21] The LST analysis for construction emissions is presented in Table 4-5.

Table 4-5
Localized Significance Thresholds Analysis for 1-acre sites Located within Source Receptor Area 2

Criteria Pollutant	Construction Emissions (lbs/day)	Distance to Nearest Sensitive Receptor	Thresholds of Significance	Exceedance?
NO_x	8.09	25 meters	103 lbs/day	No
CO	10.73	25 meters	562 lbs/day	No
PM_{10}	0.43	25 meters	4 lbs/day	No
$PM_{2.5}$	0.40	25 meters	3 lbs/day	No

[20] South Coast Air Quality Management District. *Chapter 2 – Air Quality Issues Regarding Land Use.* http://www.aqmd.gov/docs/default-source/planning/air-quality-guidance/chapter-2---air-quality-issues-regarding-land-use.pdf.

[21] South Coast Air Quality Management District. *Localized Significance Thresholds.* https://www.aqmd.gov/home/rules-acompliance/ceqa/air-quality-analysis-handbook/localized-significance-thresholds.

As shown in Table 4-5, the proposed project will not exceed LSTs for the abovementioned criteria pollutants. Adherence to mandatory Rule 403 regulations will ensure potential impacts remain at levels that are less than significant.

D. Result in other emissions (such as those leading to odors adversely affecting a substantial number of people? ● Less than Significant Impact.

Odors and dust are air pollutants that can have negative health impacts. While almost any source may emit objectionable odors, some land uses will be more likely to produce odors or dust because of their operation.[22] Odors are typically generated during the project's construction phase, and depending on the land use, as a result of daily operations. The types of facilities or operations that are prone to generate odors, dust, and other air pollutants include: agriculture (farming and livestock); chemical plants; composting activities; dairies; fiberglass molding; landfills; refineries; rail yards; waste water treatment plants; and materials recovery facilities (MRFs).[23] Odors may also be generated during a project's construction phase through the consumption of diesel fuels, the installation of asphalt pavement, and the application of architectural coatings. Fugitive dust is also typically generated during a project's construction phase by increased wind or disturbance from construction vehicles and equipment.

The California Air Resources Board (CARB) requires fleets of off-road diesel equipment to limit idling to five minutes, unless idling is necessary to perform a task. In addition, measures established by the SCAQMD to reduce the generation of fugitive dust are identified in SCAQMD Rule 403. These measures are standard conditions that are mandatory for projects constructed within the SCAB and are presented in Air Quality Subsection C. Finally, regulations restricting the VOC content of various coatings are included in SCAQMD Rule 1113. For example, according to SCAQMD Rule 1113, exterior building coatings and roof coatings are restricted to a VOC content of 50 grams of VOCs per liter. The project Applicant will be required to adhere to all three of the aforementioned regulations during the project's construction. As a result, the project's construction phase will result in less than significant impacts with respect to the generation of odors and fugitive dust.

Once occupied, the proposed project will not result in the generation of objectionable odors since the proposed project is residential in nature and will not be involved in any of the previously mentioned odor generating activities. As a result, the potential construction and operational impacts will be less than significant.

[22] South Coast Air Quality Management District. *Chapter 2 – Air Quality Issues Regarding Land Use.* http://www.aqmd.gov/docs/default-source/planning/air-quality-guidance/chapter-2---air-quality-issues-regarding-land-use.pdf.

[23] Ibid.

4.3.2 MITIGATION MEASURES

The preceding analysis determined that less than significant impacts to air quality will result from the proposed project's implementation. As a result, no mitigation is required.

4.4 BIOLOGICAL RESOURCES

4.4.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

Would the project:

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

A Biological Report was prepared for the proposed project by Environmental Intelligence (refer to **Appendix B – Biological Report**). The Biological Report includes a habitat assessment, a database search, and literature review. The habitat assessment was conducted on July 2, 2018. Two non-sensitive vegetation communities and two land cover types were identified during the habitat assessment. In addition, no ephemeral, intermittent, or perennial water resources were identified within the project site during the habitat assessment or during a desktop review of the National Hydrology Dataset.[24] Ground cover present on-site consists of non-sensitive plants including wild oats grass, red brome, and black mustard. Trees and shrubs present on-site consist of California black walnut, coast prickly pear, San Pedro cactus, tree tobacco, Chinese elm, and California buckwheat. It is important to note, the California black walnut is classified as a "protected tree" under Chapter IV (Public Welfare), Article 6 (Preservation of Protected Trees) of the City of Los Angeles municipal code, which serves to protect Southern California native tree species. The Mount Washington/Glassell Park Specific Plan also contains protections for "Significant Trees". The Mount Washington/Glassell Park Specific Plan defines a Significant Tree as:

> "Any tree which measures 12 inches or more in diameter at four and one-half feet above the average natural grade at the base of the tree and/or is more than 35 feet in height."

According to the Protected Tree Survey dated October 30, 2021 by Bardez Landscaping Services, Inc, the project will require the removal of 15 Protected and Significant tree species. The Protected Tree Survey is provided in **Appendix C – Protected Tree Survey**. A total of two Protected Trees are being removed. These trees are located at 3134 and 3144 Future Street. The Applicant will replace each Protected Tree according to a 4:1 ratio pursuant to Los Angeles City Ordinance 186873. Therefore, a total of eight new trees will be planted throughout the two aforementioned parcels. As indicated previously, the project would also require the removal of 13 Significant Trees from 3122, 3126, 3138, 3152, and 3164 Future Street. These Significant Trees are required to be replaced at a 1:1 ratio; therefore, a total of 13 new trees will be planted to compensate for the removal of the aforementioned Significant Trees.

[24] Environmental Intelligence, LLC. *3110, 3114, 3118, 3122, 3126, 3134, 3138, 3144, 3152, and 3164 Future Street Biological Report.* Report dated September 10, 2020.

Two special status wildlife species, the Southern California legless lizard and the American peregrine falcon, have a low potential for occurrence based on the lack of suitable habitat. The Southern California legless lizard is typically found in chaparral, pine-oak woodlands, desert scrub, sandy washes, stream terraces, and beach sand dune environments. The potential for encountering the aforementioned species is low given the site's distance from Elyria Canyon Park and its history of landscaping and vegetation management. The American peregrine falcon prefers cliffs for nesting and open spaces for foraging. This species will sometimes nest in man-made structures such as towers or buildings. The project site does not contain any cliffs or structures, though mature trees are located throughout the area. As a result, the project Applicant will be required to adhere to the standard conditions identified in the Biological Report regarding migratory and nesting birds. These standard conditions are standard Regulatory Compliance Measures to ensure compliance with the Migratory Bird Treaty Act of 1918. Therefore, the project's impacts are considered to be less than significant.

B. *Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? ● No Impact.*

Riparian habitat consists of land located along watercourses and bodies of water, such as floodplains and streambanks.[25] Riparian habitat is characterized by unique soil and/or vegetation that is influenced by the presence of water.[26] The project site is currently occupied by sloping grasslands interspersed with California black walnut trees. There are no natural watercourses or bodies of water located within the project site. The field survey that was conducted for this project indicated that there is no riparian habitat present on-site or within the adjacent properties. This conclusion is also supported by a review of the U.S. Fish and Wildlife Service National Wetlands Inventory, Wetlands Mapper.[27] As a result, no impacts on natural or riparian habitats will result from the proposed project's implementation.

C. *Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? ● No Impact.*

According to a review of the U.S. Fish and Wildlife Service National Wetlands Inventory, Wetlands Mapper, the project site is devoid of wetlands.[28] Wetlands are defined as areas that contain a predominance of hydric soils, are inundated or saturated by surface or groundwater at a frequency and duration required to support hydrophytic (water-loving) vegetation, and

[25] United States Department of Agriculture – Natural Resources Conservation Service. *Riparian Areas Environmental Uniqueness, Functions, and Values*. https://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/technical/?cid=nrcs143_014199#what.

[26] Ibid.

[27] U.S. Fish and Wildlife Service. *Wetlands Mapper*. http://www.fws.gov/Wetlands/data/Mapper.html

[28] Ibid.

feature an abundance of hydrophytic vegetation.[29] Nevertheless, there is a wetland present within Elyria Canyon Park.[30] This wetland is classified as a Riverine, which includes all inland non-tidal wetlands (wetlands that are not influenced by tidal forces) and deep water habitats contained within a channel.[31] The nearest river to the project site is the Los Angeles River, which is located 0.58 miles to the southwest of the project site. The development of the proposed project will occur within the boundaries of the project site. Therefore, the project's construction will not result in any removal, filling, or hydrological interruption of protected wetland areas nor will the project result in any substantial effects to protected wetland areas. Thus, no impacts to protected wetlands will occur.

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.*

The Los Angeles County Department of Regional Planning defines a wildlife corridor as:

> *"Areas of open space of sufficient width to permit larger, more mobile species (such as foxes, bobcats, and coyotes) to pass between larger areas of open space, or to disperse from one major open space region to another are referred to as "wildlife corridors." Such areas generally are several hundred feet wide, unobstructed, and usually possess cover, food, and water."*[32]

The project site does not meet the abovementioned definition as it is located in the midst of an existing residential neighborhood. An example of a wildlife corridor would be the Los Angeles River. Furthermore, the United States Fish and Wildlife Service is responsible for enforcing the Migratory Bird Treaty Act of 1918. The Migratory Bird Treaty Act of 1918 makes it illegal to take, possess, import, export, transport, barter, offer for sale, or purchase any migratory bird, or the parts, nests, or eggs of such bird except under the terms of a valid Federal permit.[33] According to the Biological Report, Migratory birds, including raptors, may nest at or within close proximity to the project site. Nesting birds may be found in native habitats, developed areas containing structures, ornamental plantings, and ruderal areas. Trees and shrubs on-site and adjacent to the project site provide suitable nesting habitat for many bird species. One inactive house finch nest was identified during the habitat survey.

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[29] United States Department of Agriculture – Natural Resources Conservation Service. *Wetlands. https://www.nrcs.usda.gov/wps/portal/nrcs/main/national/water/wetlands/*

[30] U.S. Fish and Wildlife Service. *Wetlands Mapper.* http://www.fws.gov/Wetlands/data/Mapper.html

[31] Ibid.

[32] Los Angeles County Department of Regional Planning. *Significant Ecological Areas.* http://planning.lacounty.gov/sea/local_and_site_specific_habitat_linkages_and_wildlife_corridors

[33] U.S. Fish and Wildlife Service. *Migratory Bird Treaty Act.* https://www.fws.gov/birds/policies-and-regulations/laws-legislations/migratory-bird-treaty-act.php

Project construction may include vegetation removal that could result in direct loss of nests, eggs, and/or fledglings. Indirect impacts could occur from construction noise and human presence during nesting season and cause disruption of foraging or nest abandonment. The degree of sensitivity to disturbances varies by species and is influenced by the nesting stage (e.g., nest building, incubation, feeding chicks). The City's Regulatory Compliance Measures would reduce impacts to nesting birds and would ensure compliance with the Migratory Bird Treaty Act (MBTA) and Section 3503 of the California Fish and Game Code. Prior to the start of tree/shrub removal and grading activities associated with the proposed project, implementation of the following mitigation measure is recommended:

- Highrise Incorporated must retain a qualified biologist (with at least two years of avian experience and knowledge of local bird species) to conduct a directed clearance survey to locate any active bird nests prior to any tree/shrub removal or grading/construction activities during the bird or raptor breeding season (general breeding and nesting bird season is February 1 through September 1; raptor nesting season is January 1 through June 30). This survey shall be conducted no more than three (3) days prior to the start of ground disturbing activities. If the qualified biologist determines there are active nests, a construction buffer will be implemented to avoid impacts to the nest. The qualified biologist shall determine the appropriate standard buffer distance for nests based on the sensitivity levels of specific avian species. The determination of the standard buffer widths shall be site- and species-specific, data-driven, and shall not be based on generalized assumptions regarding all nesting birds. If warranted, the qualified biologist will identify feasible measures to avoid any potential adverse effects on nesting birds.

No impacts to migratory or nesting birds are anticipated to occur with implementation of the abovementioned standard condition. Therefore, adherence to the abovementioned standard condition will ensure potential impacts remain at levels that are less than significant.

E. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? ● Less than Significant Impact.

Chapter IV (Public Welfare), Article 6 (Preservation of Protected Trees) of the City of Los Angeles municipal code serves to protect Southern California native tree species.[34] The City's municipal code states:

> "'Protected tree' means any of the following Southern California native tree species which measures four inches or more in cumulative diameter, four- and one-half feet above the ground level at the base of the tree:

[34] City of Los Angeles Municipal Code. *Chapter 4 (Public Welfare), Article 6 Preservation of Protected Trees.* Site accessed May 29, 2018.

- Oak tree including valley oak (*Quercus lobata*) and California live oak (*Quercus agrifolia*), or any other tree of the oak genus indigenous to California but excluding the scrub oak (*Quercus dumosa*).
- Southern California black walnut (*Juglans californica var. californica*).
- Western sycamore (*Platanus racemosa*).
- California bay laurel (*Umbellularia californica*).
- Mexican Elderberry (*Sambucus mexicana*).
- Toyon (*Heteromeles arbutifolia*).

This definition shall not include any tree grown or held for sale by a licensed nursery, or trees planted or grown as a part of a tree planting program."

The Mount Washington/Glassell Park Specific Plan also contains protections for "Significant Trees". The Mount Washington/Glassell Park Specific Plan defines a Significant Tree as:

"Any tree which measures 12 inches or more in diameter at four and one-half feet above the average natural grade at the base of the tree and/or is more than 35 feet in height."

A Protected Tree Survey was conducted on October 30, 2021, by Bardez Landscape Services Inc. The results of the Protected Tree Survey are shown in Table 4-6 provided below.

Table 4-6
Protected Tree Survey

Tree #	Species	Designation	Status	Height (Feet)	Condition Rating	Remove or Retain	Impact
3164 Future Street							
3	Chinese Elm	Significant Tree	Protected	25	3	Remove	House Pad
4	Chinese Elm	Significant Tree	Protected	15	3	Remove	House Pad
5	Chinese Elm	Significant Tree	Protected	20	3	Remove	House Pad
16	Southern California Black Walnut	Native Tree	Protected	10	2	Retain	N/A
17	California Pepper	Significant Tree	Protected	25	2	Retain	N/A
18	Southern California Black Walnut	Native Tree	Protected	7	3	Retain	N/A
19	Southern California Black Walnut	Native Tree	Protected	12	4	Retain	N/A
20	Chinese Elm	Significant Tree	Protected	20	3	Retain	N/A
21	Southern California Black Walnut	Native Tree	Protected	8	1	Retain	N/A
24	Toyon	Native Shrub	Protected	10	3	Retain	Trim Back
25	Toyon	Native Shrub	Protected	10	3	Retain	Trim Back
26	Sugar Sumac	Native Plant	Protected	8	3	Retain	N/A

Table 4-6
Protected Tree Survey

Tree #	Species	Designation	Status	Height (Feet)	Condition Rating	Remove or Retain	Impact
3152 Future Street							
2	Arizona Ash	Significant Tree	Protected	35	4	Remove	House Pad
3144 Future Street							
1	Southern California Black Walnut	Native Tree	Protected	15	3	Remove	House Pad
27	Sugar Sumac	Native Plant	Protected	15	2	Retain	N/A
3138 Future Street							
6	Chinese Elm	Significant Tree	Protected	15	3	Remove	Grading
23	Chinese Elm	Significant Tree	Protected	10	3	Remove	Grading
3134 Future Street							
7	Southern California Black Walnut	Native Tree	Protected	15	3	Remove	Grading
3126 Future Street							
9	Chinese Elm	Significant Tree	Protected	15	3	Remove	Grading
10	Chinese Elm	Significant Tree	Protected	15	3	Retain	N/A
11	Chinese Elm	Significant Tree	Protected	15	3	Retain	N/A
12	Chinese Elm	Significant Tree	Protected	15	3	Remove	Grading
13	Chinese Elm	Significant Tree	Protected	15	3	Remove	Grading
22	Southern California Black Walnut	Native Tree	Protected	15	2	Retain	N/A
3122 Future Street							
8	Chinese Elm	Significant Tree	Protected	15	3	Remove	House Pad
14	Chinese Elm	Significant Tree	Protected	22	3	Remove	Grading
15	Chinese Elm	Significant Tree	Protected	10	3	Remove	Grading
28	Sugar Sumac	Native Plant	Protected	15	3	Remove	House Pad
3118 Future Street							
29	Chinese Elm	Significant Tree	Protected	18	3	Retain	N/A
30	Chinese Elm	Significant Tree	Protected	30	3	Retain	Grading
3114 Future Street							
There are no trees or shrubs or plants on this lot.							
3110 Future Street							
31	Southern California Black Walnut	Native Tree	Protected	15	3	Retain	N/A
32	Arizona Ash	Significant Tree	Protected	35	4	Retain	N/A
33	Sugar Sumac	Native Plant	Protected	10	3	Retain	N/A
Condition Rating: 5=Excellent, 4=Good, 3=Average, 2=Fair, 1=Poor, 0=Dead							

According to the Protected Tree Survey dated October 30, 2021 by Bardez Landscaping Services, Inc, the project will require the removal of 15 Protected and Significant tree species. A total of two Protected Trees are being removed. These trees are located at 3134 and 3144 Future Street. The Applicant will replace each Protected Tree according to a 4:1 ratio pursuant to Los Angeles City Ordinance 186873. Therefore, a total of eight new trees will be planted throughout the two aforementioned parcels. As indicated previously, the project would also require the removal of 13 Significant Trees from 3122, 3126, 3138, 3152, and 3164 Future Street. These Significant Trees are required to be replaced at a 1:1 ratio; therefore, a total of 13 new trees will be planted to compensate for the removal of the aforementioned Significant Trees.

F. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? ● No Impact.

The proposed project will not impact an adopted or approved local, regional, or State habitat conservation plan because the proposed project is located in the midst of an urban area. The closest riparian and wetland area to the project site is located within Elyria Canyon Park, which is not located within the vicinity of the project site. The project site is not governed by a Natural Community Conservation Plan.[35] Moreover, the closest Significant Ecological Area (SEA) to the project site is the Verdugo Mountains Significant Ecological Area (SEA #40), located approximately 5.50 miles northwest from the project site. The construction and operation of the proposed project will not affect the Verdugo Mountains SEA.

The Los Angeles River is currently the focus of a revitalization effort lead by the City of Los Angeles. The City of Los Angeles intends to focus on the 32-mile portion of the river that flows from Owensmouth Avenue, located in the San Fernando Valley, to the northern border of the City of Vernon.[36] The project site is located 0.58 miles northeast of the Los Angeles River and the project's construction and subsequent operation will not affect efforts to revitalize the Los Angeles River. Therefore, no impacts will occur.

4.4.2 MITIGATION MEASURES

The preceding analysis determined that the following Regulatory Compliance Measure will be required in order to protect and limit potential impacts to nesting and migratory birds and no mitigation is required:

[35] California Department of Fish and Wildlife. California Regional Conservation Plans. https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=68626&inline

[36] City of Los Angeles. *Notice of Preparation/Notice of Intent for The EIR/Environmental Impact Statement for the Los Angeles River Revitalization Master Plan.* March 30, 2006.

Highrise Incorporated must retain a qualified biologist (with at least two years of avian experience and knowledge of local bird species) to conduct a directed clearance survey to locate any active bird nests prior to any tree/shrub removal or grading/construction activities during the bird or raptor breeding season (general breeding and nesting bird season is February 1 through September 1; raptor nesting season is January 1 through June 30). This survey shall be conducted no more than three (3) days prior to the start of ground disturbing activities. If the qualified biologist determines there are active nests, a construction buffer will be implemented to avoid impacts to the nest. The qualified biologist shall determine the appropriate standard buffer distance for nests based on the sensitivity levels of specific avian species. The determination of the standard buffer widths shall be site- and species-specific, data-driven, and shall not be based on generalized assumptions regarding all nesting birds. If warranted, the qualified biologist will identify feasible measures to avoid any potential adverse effects on nesting birds.

4.5 CULTURAL RESOURCES

4.5.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

Would the project:

A. Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5? ● No Impact.

Historic structures and sites are defined by local, State, and Federal criteria. A site or structure may be historically significant if it is locally protected through a local general plan or historic preservation ordinance. A site or structure may be historically significant according to State or Federal criteria even if the locality does not recognize such significance. The State, through the State Historic Preservation Office (SHPO), maintains an inventory of those sites and structures that are considered to be historically significant. Finally, the U.S. Department of Interior has established specific Federal guidelines and criteria that indicate the manner in which a site, structure, or district is to be defined as having historic significance and in the determination of its eligibility for listing on the National Register of Historic Places. To be considered eligible for the National Register, a property's significance may be determined if the property is associated with events, activities, or developments that were important in the past, with the lives of people who were important in the past, or represents significant architectural, landscape, or engineering elements.

State historic preservation regulations include the statutes and guidelines contained in the California Environmental Quality Act (CEQA) and the Public Resources Code (PRC). A historical resource includes, but is not limited to, any object, building, structure, site, area, place, record, or manuscript, which is historically or archaeologically significant. The State regulations that govern historic resources and structures include Public Resources Code (PRC) Section 5024.1 and CEQA Guidelines Sections 15064.5(a) and 15064.5(b). In addition, California law protects Native American burials, skeletal remains, and associated grave goods regardless of the antiquity and provides for the sensitive treatment and disposition of those remains. CEQA, as codified at PRC Sections 21000 et seq., is the principal statute governing the environmental review of projects in the State.

The project site is barren and undeveloped. A search through the California Office of Historic Preservation, California Historical Resources database indicated that the project site does not contain any historic structures listed in the National or California Registrar.[37] In addition, the City of Los Angeles maintains a Historic-Cultural Monument List, which includes 1,104 City designated historic resources. The project site is not identified on the list of City designated

[37] California Office of Historic Preservation. *California Historical Resources*. http://ohp.parks.ca.gov/ ListedResources/ ?view=county&criteria=30

historic resources.[38] In addition, a Cultural Historical Resources Information System (CHRIS) search was conducted for the Project. The results are presented in **Appendix D – CHRIS Letter**. According to the letter, there are no documented cultural or historic resources located within the project area. Since the project will not affect any local, state, or federally designated historic structure, no impacts will occur.

B. *Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? ● Less than Significant Impact.*

The Gabrielino-Tongva tribe has been indigenous to the Los Angeles Basin for over 7,000 years. The Gabrielino village of Yangna was situated around where the old Pueblo de Los Angeles was established. The location was selected due to the presence of the nearby Los Angeles River, as village sites tended to be situated adjacent to watercourses. In addition, trade routes were located where existing railroad tracks presently traverse. project site is located on a slope and is underlain with bedrock. Nevertheless, in the unlikely event that remains are uncovered by construction crews, all construction activities shall be halted, and the City of Los Angeles Police Department will be contacted (the Department will then contact the County Coroner). Title 14; Chapter 3; Article 5; Section 15064.5 of CEQA and California Health and Safety Code Section 7050.5(b) will apply in terms of the identification of significant archaeological resources and their salvage. Adherence to the abovementioned standard condition will reduce potential impacts to levels that are less than significant.

C. *Disturb any human remains, including those interred outside of dedicated cemeteries? ● Less than Significant Impact.*

There are no dedicated cemeteries located on-site or within the surrounding properties. The closest cemetery to the project site is Forest Lawn Memorial Park, located 1.58 miles to the northwest in the City of Glendale.[39] In addition, construction of the project will be restricted to the designated project site and will not interfere or affect the aforementioned cemetery. Furthermore, the standard condition mentioned in the previous subsection will minimize potential impacts during construction should crews encounter suspected human remains. As a result, the potential impacts are considered to be less than significant.

4.5.2 MITIGATION MEASURES

The preceding analysis determined that less than significant impacts to cultural resources will result from the proposed project's implementation. As a result, no mitigation is required.

[38] City of Los Angeles Office of Historic Resources. *Historic-Cultural Monument List.* http://preservation.lacity.org/sites/default/files/HCMDatabase%23021916.pdf

[39] Google Earth. Site accessed October 25, 2021.

4.6 ENERGY

4.6.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

Would the project:

A. *Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? ● Less than Significant Impact.*

Energy consumed during the project's construction would be related to the use of on-site generators utilized to power safety lights, portable offices, and electric equipment. In addition, the construction equipment will require the consumption of diesel fuel. Energy consumption during the project's occupation includes the use of electricity and natural gas. The project's operational energy consumption was quantified using the CalEEMod. According to the model, the project (which also includes the eight additional planned units) will consume approximately 298,274 kBTU of natural gas and 81,687 kilowatts of electricity annually. The proposed project will be constructed in accordance with the City's Building Code and with Part 6 and Part 11 of Title 24 of the California Code of Regulations. Therefore, energy efficient fixtures and appliances will be incorporated into the project. As a result, less than significant impacts will occur.

B. *Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? ● Less than Significant Impact.*

As indicated previously, the proposed project will be constructed in accordance with the City's Building Code requirements and with Part 6 and Part 11 of Title 24 of the California Code of Regulations. Those sections of the California Code of Regulations mandate the use of energy efficient fixtures and appliances. As a result, the potential impacts are considered to be less than significant.

4.6.2 MITIGATION MEASURES

The preceding analysis determined that less than significant impacts to energy will result from the proposed project's implementation. As a result, no mitigation is required.

4.7 GEOLOGY/SOILS

4.7.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

Would the project:

A. *Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. Strong seismic ground-shaking? Seismic-related ground failure, including liquefaction? Landslides? ● Less than Significant Impact.*

The City of Los Angeles is located in a seismically active region. Earthquakes from several active and potentially active faults in the Southern California region could affect the proposed project site. The Alquist-Priolo Earthquake Zoning Act was passed in 1972 as a response to the damage sustained in the 1971 San Fernando Earthquake. The Alquist-Priolo Earthquake Fault Zoning Act's main purpose is to prevent the construction of buildings used for human occupancy on the surface trace of active faults. A list of cities and counties subject to the Alquist-Priolo Earthquake Fault Zones is available on the California Department of Conservation's website. According to the State Department of Conservation, the City of Los Angeles is on the list. The Hollywood Fault is the closest Alquist-Priolo fault trace to the site. This fault trace is located 1.20 miles northwest of the project site (refer to Exhibit 4-1). The potential impacts from fault rupture are considered no greater for the project site than for the surrounding areas. Surface ruptures are visible instances of horizontal or vertical displacement, or a combination of the two. The potential effects from fault and surface ruptures will be minimized by adhering to the design recommendations identified in the Geology and Soils Report that was prepared for the Applicant. Additionally, the potential impacts regarding ground shaking would also be considered less than significant. The intensity of ground shaking depends on the intensity of the earthquake, the duration of shaking, soil conditions, type of building, and distance from the epicenter or fault. The proposed project will be constructed in compliance with the 2019 Building Code, which contains standards for building design to minimize the impacts from ground shaking.

Other potential seismic issues include ground failure, liquefaction, and lateral spreading. Ground failure is the loss in stability of the ground and includes landslides, liquefaction, and lateral spreading. The project site slopes downwards in a southerly and westerly direction. Nevertheless, the project will include piles driven into the bedrock to increase the building's stability. Retaining walls will also be provided to further minimize ground failure. Furthermore, the project site is not located within a liquefaction or landslide risk zone.[40]

[40] California Department of Conservation. https://maps.conservation.ca.gov/cgs/EQZApp/

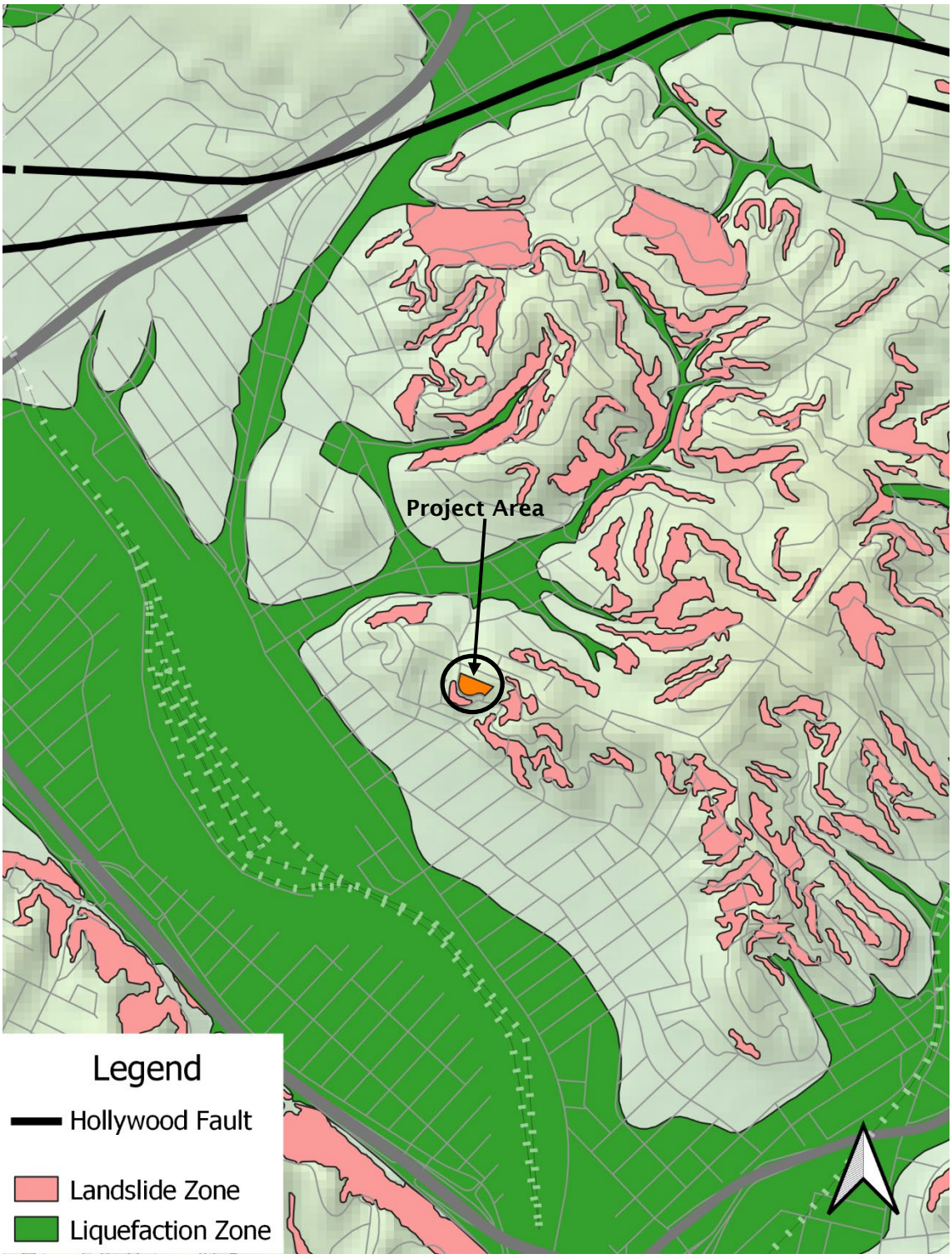

EXHIBIT 4-1
SEISMIC HAZARDS MAP
SOURCE: QUANTUM GIS AND CALIFORNIA DEPARTMENT OF CONSERVATION

According to the United States Geological Survey, liquefaction is the process by which water-saturated sediment temporarily loses strength and acts as a fluid. Essentially, liquefaction is the process by which the ground soil loses strength due to an increase in water pressure following seismic activity.

Lateral spreading is a phenomenon that is characterized by the horizontal, or lateral, movement of the ground. Lateral spreading could be liquefaction induced or the result of excess moisture within the underlying soils. Liquefaction induced lateral spreading will not affect the proposed development since the project site is not located within an area that may be subject to liquefaction. Therefore, lateral spreading caused by liquefaction would not affect the project. As a result, the impacts are anticipated to be less than significant.

B. Result in substantial soil erosion or the loss of topsoil? ● Less than Significant Impact.

The United States Department of Agriculture's (USDA) Web Soil Survey was consulted to determine the nature of the soils that underlie the project site. According to the USDA Web Soil Survey, the project site is underlain by Counterfeit-Nacimiento, warm urban land association soils.[41] The Counterfeit soils consists of clay, clay loam, and sandy loam and are derived from weathered sedimentary rock.[42] In fact, clay comprises between 20 to 55 percent of the material present in the Counterfeit soils. These soils are well drained with medium to high runoff characteristics; however, construction activities and the placement of "permanent vegetative cover" will reduce the soil's erosion risk.[43] Meanwhile, the Nacimiento soils consist of loam, clay loam or silty clay loam, and bedrock. These soils are well drained and possess a high runoff potential.[44]

The Applicant will remove all soils that are unsuitable for development and will replace the underlying soils with clean, recompacted fill. In addition, the Applicant will install retaining walls to improve slope stabilization. Once operational, the project site would be paved over and landscaped, which would minimize soil erosion.

The project's construction will not result in soil erosion. The project Applicant will be required to prepare a Stormwater Pollution Prevention Program (SWPPP) pursuant to Federal NPDES regulations since the project would connect to the City's MS4. The SWPPP is required to apply for an NPDES Construction General Permit (CGP). The SWPPP will contain construction Best Management Practices (BMPs) that will restrict the discharge of sediment into the streets and

[41] United States Department of Agriculture. *Web Soil Survey*. https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx

[42] Ibid.

[43] United States Department of Agriculture, Soil Conservation Service. *Report and General Soil Map, Los Angeles County, California*. Revised 1969. *And* United States Department of Agriculture. *Web Soil Survey*. https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx

[44] Ibid.

local storm drains. In addition, the project's contractors must adhere to any construction BMPs identified by the City. As a result, the impacts will be less than significant.

C *Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? ● Less than Significant Impact.*

The project will include the installation of retaining walls as well as the removal of all unsuitable and unstable soils. Once complete, the project will include new vegetation and hardscape surfaces, as well as LID BMPs that would capture stormwater runoff and anchor the underlying soils. These design features will minimize potential issues regarding soil stability such as landslides or collapse.

Lateral spreading is a phenomenon that is characterized by the horizontal, or lateral, movement of the ground. Lateral spreading could be liquefaction induced or can be the result of excess moisture within the underlying soils. Liquefaction induced lateral spreading will not affect the proposed project because the project site is not located within a liquefaction zone. Lateral spreading resulting from an influx of groundwater is slim. The likelihood of lateral spreading will be further reduced since the project's implementation will not require grading and excavation that would extend to depths required to encounter groundwater. In addition, the project will not result in the direct extraction of groundwater located below ground surface (BGS) since the project will continue to be connected to the City's water system.

The soils that underlie the project site may be prone to subsidence due to their shrink swell characteristics. Subsidence occurs via soil shrinkage and is triggered by a significant reduction in an underlying groundwater table, thus causing the earth on top to sink.[45] The Applicant is proposing to remove and replace unstable soils. The soils that are susceptible to subsidence and shrinking/swelling (those that consist of clay) will be removed and replaced with fill that is suitable for development.

Lastly, the project will not expose future employees and patrons to collapsible soils since the Applicant is proposing to remove the underlying soils. Collapsible soils are geologically young, unconsolidated, low-density, loose, dry soils commonly present in arid to semi-arid regions. These soils generally occur within the top 10 to 15 feet of wind deposited sands or silts (loess), alluvial fans, colluvial soils, stream banks or residual mudflow soils.[46] Collapsible soils tend to collapse and compact when saturated with water or subject to excess loading. As a result, the potential impacts are anticipated to be less than significant.

[45] Subsidence Support. *What Causes House Subsidence?* http://www.subsidencesupport.co.uk/what-causes-subsidence.htm

[46] County of Los Angeles Department of Public Works. *Policy on Foundations on Collapsible Soils*. Microsoft Word - 1004 - 2011 RCM R401.4 A3 - Foundation on Collapsible Soils 2-13-12.doc (lacounty.gov)

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.

The soils that underlie the project site are prone to shrinking and swelling. Shrinking and swelling is influenced by the amount of clay present in the underlying soils. If soils consist of expansive clay, damage to foundations and structures may occur.[47] As stated previously, Counterfeit-Nacimiento soils contain clay and clay loam materials. Therefore, the project Applicant will be required to adhere to the recommendations made by the geotechnical engineer, which includes the removal of all unstable or unsuitable soils. As a result, the potential impacts are considered to be less than significant.

E. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? ● No Impact.

The project will connect to the sewer lines located along Future Street. No septic tanks will be installed. As a result, no impacts will occur.

F. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? ● No Impact.

No paleontological resources or geologic features are anticipated to be encountered during the project's construction phase due to the recent age (Holocene) of the soil. The soils that underlie the project site consist of alluvial soils and bedrock. The alluvial deposits are typically quaternary-aged (from two million years ago to the present day) and span the two most recent geologic epochs, the Pleistocene and the Holocene.[48] As a result, no impacts to paleontological resources is anticipated to occur and no mitigation is required.

4.7.2 MITIGATION MEASURES

The preceding analysis determined that less than significant impacts regarding geology/soils will result from the proposed project's implementation. As a result, no mitigation is required.

[47] Natural Resources Conservation Service Arizona. *Soil Properties Shrink/Swell Potential.* http://www.nrcs.usda.gov/wps/portal/nrcs/detailfull/az/soils/?cid=nrcs144p2_065083

[48] United States Geological Survey. *What is the Quaternary?* http://geomaps.wr.usgs.gov/sfgeo/quaternary/stories/what_is.html.

4.8 GREENHOUSE GAS EMISSIONS

4.8.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

Would the project:

A. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? ● Less than Significant Impact.

Construction and Operational Emissions

The project's construction and operational GHG emissions were calculated using CalEEMod. The GHG emissions estimates reflect what two single-family dwelling units of the same location and description would generate once fully occupied. Construction and operational emissions for the project as a whole (including the eight planned units) are shown in Table 4-8. The type of activities that may be undertaken once the two units are occupied have been predicted and accounted for in the model for the selected land use type. The results are presented in Table 4-7 and can be found in **Appendix A – CalEEMod Worksheets**.

Table 4-7
Greenhouse Gas Emissions Inventory

Source	GHG Emissions (tons/year)			
	CO_2	CH_4	N_2O	CO_2E
Long-Term – Area Emissions	0.03	--	--	0.03
Long-Term - Energy Emissions	7.89	--	--	7.92
Long-Term - Mobile Emissions	20.91	--	--	21.22
Long-Term – Waste Emissions	0.49	0.02	--	1.23
Long-Term – Water Emissions	0.74	--	--	0.85
Long-Term - Total Emissions	**30.09**	**0.03**	--	**31.28**
Total Construction Emissions	**149.74**	**0.03**	--	**150.66**
Construction Emissions Amortized Over 30 Years				**5 $MTCO_2E$**
Total Operational Emissions with Amortized Construction Emissions				**36.28 $MTCO_2E$**
Significance Threshold				**3,000 $MTCO_2E$**

As shown in Table 4-7, the CO_2E total for the project is 31.28 $MTCO_2E$ per year, which is below the thresholds of 3,000 and 10,000 $MTCO_2E$ per year. The project's construction would result in an annual generation of 150.66 $MTCO_2E$ per year. When amortized over a 30-year period, these emissions decrease to 5 $MTCO_2E$ per year. These amortized construction emissions were added to the project's operational emissions to calculate the project's true GHG emissions. As shown in the table, the project's total operational emissions would be 36.28 $MTCO_2E$ per year, which is still below the thresholds identified for residential land uses.

It is important to note that the project is an "infill" development, which is seen as an important strategy in combating the release of GHG emissions. Infill development provides a regional benefit in terms of a reduction in Vehicle Miles Traveled (VMT) since the project is consistent with the regional and State sustainable growth objectives identified in the State's Strategic Growth Council (SGC).[49] Infill development reduces VMT by recycling existing undeveloped or underutilized properties located in established urban areas. When development is located in a more rural setting, such as further east in the desert areas, employees, patrons, visitors, and residents may have to travel farther since rural development is often located a significant distance from employment, entertainment, and population centers. Consequently, this distance is reduced when development is located in urban areas since employment, entertainment, and population centers tend to be set in more established communities. As a result, the potential impacts are considered to be less than significant.

Cumulative Emissions

The project's cumulative GHG emissions were estimated by incorporating the development of the additional eight parcels into the model. As indicated previously, the Applicant plans to develop the remaining eight parcels with single-family units at a later, undetermined date. The results of the cumulative emissions analysis are presented in Table 4-8 and can be found in **Appendix A – CalEEMod Worksheets**.

Table 4-8
Cumulative Greenhouse Gas Emissions Inventory

Source	GHG Emissions (tons/year)			
	CO_2	CH_4	N_2O	CO_2E
Long-Term – Area Emissions	0.16	--	--	0.17
Long-Term - Energy Emissions	39.48	--	--	39.64
Long-Term - Mobile Emissions	98.47	--	--	99.91
Long-Term – Waste Emissions	2.41	0.14	--	5.97
Long-Term – Water Emissions	3.72	0.01	--	4.28
Long-Term - Total Emissions	**144.27**	**0.16**	--	**149.99**
Total Construction Emissions	**347.85**	**0.09**	--	**350.40**
Construction Emissions Amortized Over 30 Years				**11.68 $MTCO_2E$**
Total Operational Emissions with Amortized Construction Emissions				**161.67 $MTCO_2E$**
Significance Threshold				**3,000 $MTCO_2E$**

[49] California Strategic Growth Council. http://www.sgc.ca.gov/Initiatives/infill-development.html. Promoting and enabling sustainable infill development is a principal objective of the SGC because of its consistency with the State Planning Priorities and because infill furthers many of the goals of all of the Council's member agencies.

As shown in Table 4-8, the project's cumulative CO_2E total is 149.99 $MTCO_2E$ per year, which is below the thresholds of 3,000 and 10,000 $MTCO_2E$ per year. The project's construction would result in an annual generation of 350.40 $MTCO_2E$ per year. When amortized over a 30-year period, these emissions decrease to 11.68 $MTCO_2E$ per year. These amortized construction emissions were added to the project's operational emissions to calculate the project's true GHG emissions. As shown in the table, the project's total cumulative operational emissions would be 161.67 $MTCO_2E$ per year, which is still below the thresholds identified for residential land uses.

The quantitative analysis provided above is presented for informational purposes. CEQA Guidelines Section 15064(h)(3) allows a lead agency to make a finding of less than significance for GHG emissions if a project complies with regulatory programs to reduce GHG emissions. Because there is no applicable adopted or accepted numerical threshold of significance for GHG emissions, the methodology for evaluating the project's impacts related to GHG emissions focuses on its consistency with statewide, regional, and local plans adopted for the purpose of reducing and/or mitigating GHG emissions. This evaluation of consistency with such plans is the sole basis for determining the significance of the project's GHG-related impacts on the environment.

However, for informational purposes, the analysis also calculates the amount of GHG emissions that would be attributable to the project using recommended air quality models, as described below. The primary purpose of quantifying the project's GHG emissions is to satisfy State CEQA Guidelines Section 15064.4(a), which calls for a good-faith effort to describe and calculate emissions. The significance of the project's GHG emissions impacts is not based on the amount of GHG emissions resulting from the project. As a result, the potential impacts are considered to be less than significant.

B. Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gases? ● Less than Significant Impact.

Assembly Bill 32 (AB-32), also known as the Global Warming Solutions Act of 2006, was enacted by the State in an attempt to drastically reduce GHG emissions. AB-32 requires California to reduce its GHG emissions to 1990 levels by 2020 – a reduction of approximately 15 percent below emissions expected under a "business as usual" scenario. Additionally, Governor Edmund G. Brown signed into law Executive Order (E.O.) B-30-15 on April 29, 2015, the Country's most ambitious policy for reducing Greenhouse Gas Emissions. Executive Order B-30-15 calls for a 40 percent reduction in greenhouse gas emissions below 1990 levels by 2030.[50]

[50] Office of Governor Edmund G. Brown Jr. *New California Goal Aims to Reduce Emissions 40 Percent Below 1990 Levels by 2030.* http://gov.ca.gov/news.php?id=18938.

Other State regulations governing GHG emissions include Part 6 and Part 11 of Title 24 of the California Code of Regulations. On January 12, 2010, the State Building Standards Commission adopted updates to the California Green Building Standards Code (Code) which became effective on January 1, 2011. The California Code of Regulations (CCR) Title 24, Part 11: California Green Building Standards (Title 24) became effective to aid efforts to reduce GHG emissions associated with energy consumption. Title 24 requires new buildings to reduce water consumption, employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low pollutant-emitting finish materials. Additionally, the 2016 version address additional items such as clean air vehicles, increased requirements for electric vehicles charging infrastructure, organic waste, and water efficiency and conservation. The 2019 version of the standards became effective as of January 1, 2020. The California Green Building Standards Code does not prevent a local jurisdiction from adopting a more stringent code as State law provides methods for local enhancements. Since the project will be in conformance with Part 6 and Part 11 regulations, the potential impacts are considered to be less than significant.

The City of Los Angeles completed and released its Green New Deal in 2019 with the goal of attaining carbon neutrality throughout the City. The proposed project will include sustainable design features pursuant to the California Green Building Code. Compliance with the California Green Building Code will be confirmed with the City's Building Official. As a result, the potential impacts are considered to be less than significant.

4.8.2 MITIGATION MEASURES

The preceding analysis determined that less than significant impacts regarding greenhouse gas emissions will result from the proposed project's implementation. As a result, no mitigation is required.

4.9 HAZARDS AND HAZARDOUS MATERIALS

4.9.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

Would the project:

A. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? ● Less than Significant Impact.

The project's construction will require the use of diesel fuel to power the construction equipment. The diesel fuel will be properly sealed in tanks and would be transported to the site by truck. Other hazardous materials that will be used on-site during the project's construction phase include, but are not limited to, solvents, architectural coatings, and equipment lubricants.

The project site is not listed on the California Department of Toxic Substances Control's Hazardous Waste and Substances Site List - Site Cleanup (Cortese List).[51] In addition, the project site was not identified on any Leaking Underground Storage Tank database (LUST).[52] A search through the California Department of Toxic Substances Control's EnviroStor database indicated that the project site was not included on any Federal or State clean up or Superfund lists.[53] The EPA's multi-system search was consulted to determine whether the project site is identified on any Federal Brownfield list; Federal Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) List; Federal Resource Conservation and Recovery Act (RCRA) Treatment, Storage, and Disposal (TSD) Facilities List; and/or Federal RCRA Generators List. The project site was not included on any of the aforementioned lists.[54] Therefore, the project's implementation is not anticipated to create significant hazards involving the transport and removal of residual contamination.

Due to the nature of the proposed project (single-family), no hazardous materials beyond what is typically used in a household setting for routine cleaning and maintenance would be used once the project is occupied. As a result, the potential impacts are considered to be less than significant, and no mitigation is required.

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[51] California Department of Toxic Substances Control. *Hazardous Waste and Substances Site List (Cortese List)*. *http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm*

[52] California State Water Resources Control Board. *GeoTracker*. https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=losangeles.

[53] California Department of Toxic Substances Control. *Envirostor*. https://www.envirostor.dtsc.ca.gov/public/map/?myaddress= Los Angeles .

[54] United States Environmental Protection Agency. *Envirofacts – Multisystem Search*. https://enviro.epa.gov/enviro/efsystemquery.multisystem?fac_search=primary_name&fac_value=&fac_search_type=Beginning+With&postal_code=&location_address=Poplar&add_search_type=Containing&city_name= losangeles &county_name=Los+Angeles&state_code=CA&TribalLand=0&TribeType=selectTribeALL&selectTribe=noselect&tribedistance1=onLand&sic_type=Equal+to&sic_code_to=&naics_type=Equal+to&naics_to=&chem_name=&chem_search=Beginning+With&cas_num=&page_no=1&output_sql_switch=FALSE&report=1&database_type=Multisystem.

B. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? ● Less than Significant Impact.

The project's construction would require the use of diesel fuel to power the construction equipment. The diesel fuel would be properly sealed in tanks and would be transported to the site by truck. Other hazardous materials that would be used on-site during the project's construction phase include, but are not limited to, solvents, architectural coatings, and equipment lubricants.

As indicated in the previous subsection, the project site is not located on the California Department of Toxic Substances Control's Hazardous Waste and Substances Site List - Site Cleanup (Cortese List). In addition, the project site is not identified on any Leaking Underground Storage Tank database (LUST). A search through the California Department of Toxic Substances Control's EnviroStor database indicated that the project site was not included on any Federal or State clean up or Superfund lists. The EPA's multi-system search was consulted to determine whether the project site is identified on any Federal Brownfield list; Federal Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) List; Federal Resource Conservation and Recovery Act (RCRA) Treatment, Storage, and Disposal (TSD) Facilities List; and/or Federal RCRA Generators List. The project site was not on any of the aforementioned lists. Therefore, the project's implementation is not anticipated to create significant hazards involving the transport and removal of residual contamination.

Furthermore, the project's operation will not require the use of hazardous materials beyond what is typically used in a household setting for routine cleaning and maintenance. As a result, the potential impacts are considered to be less than significant.

C. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? ● Less than Significant Impact.

There are no schools located within one-quarter of a mile from the project site. Nevertheless, the project's construction will require the use of diesel fuel to power the construction equipment. The diesel fuel will be properly sealed in tanks and will be transported to the site by truck. Other hazardous materials that will be used on-site during the project's construction phase include, but are not limited to, solvents, architectural coatings, and equipment lubricants. The transport of these materials is regulated by the Department of Transportation under the Hazardous Materials Transportation Act, which the project's contractors must be familiar with.

Because of the nature of the proposed use (single-family), no hazardous materials beyond what is typically used in a household setting for routine cleaning and maintenance would be used once the project is occupied. As a result, the potential impacts are considered to be less than significant.

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

Government Code section 65962.5 requires the California Environmental Protection Agency to develop at least annually an updated Cortese List, or list of Hazardous Waste and Substances Sites. The Cortese List is a planning document used by the State, local agencies, and developers to comply with California Environmental Quality Act requirements in providing information about the location of hazardous materials release sites. Government Code section 65962.5 was originally enacted in 1985, and per subsection (g), the effective date of the changes called for under the amendments to this section was January 1, 1992. While Government Code Section 65962.5 references the preparation of a "list," many changes have occurred related to web-based information access since 1992 and this information is now largely available on the internet sites of the responsible organizations. The California Department of Toxic Substances Control (DTSC) is responsible for a portion of the information contained in the Cortese List, though other State and local government agencies are required to provide additional hazardous material release information for the Cortese List.[55]

The Cortese List in its current form consists of several databases including: the list of Hazardous Waste and Substances sites from DTSC's EnviroStor database (pursuant to subsection 65962.5.A); the list of Leaking Underground Storage Tank Sites from the State Water Board's GeoTracker database (pursuant to subsection 65962.5.B); the list of solid waste disposal sites identified by the Water Board (pursuant to subsection 65962.5.C); the list of active Cease and Desist Orders and Abatement Orders that do not concern the discharge of wastes that are hazardous materials; and the list of hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code.[56] A search through the aforementioned databases indicated that the project site is not identified on any Cortese list. As a result, no impacts will occur.

[55] California Department of Toxic Substances Control. *DTSC's Hazardous Waste and Substances Site List*. https://dtsc.ca.gov/dtscs-cortese-list/.

[56] California Environmental Protection Agency. *Cortese List Data Resources*. https://calepa.ca.gov/sitecleanup/corteselist/.

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 two miles of a public airport. The closest airport to the project site is the Hollywood Burbank Airport, located 9.80 miles to the northwest in the City of Burbank. The project site is not located within the Runway Protection Zone (RPZ) for the Hollywood Burbank Airport and the proposed project will not penetrate the airport's slope. Essentially, the proposed project will not introduce any new building or structure that will interfere with the approach and takeoff of aircraft utilizing the aforementioned airport. As a result, the proposed project will not present a safety or noise hazard related to aircraft or airport operations at a public use airport to people residing in the project site and no impacts would occur.

F. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? ● Less than Significant Impact.

At no time will Future Street or any of the surrounding streets be completely closed to traffic. All construction staging areas will be located within the project site. As a result, the project would not impair the implementation of, or physically interfere with; an adopted emergency response plan or emergency evacuation plan and less than significant impacts are associated with the proposed project's implementation.

G. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wild land fire? ● Less than Significant Impact.

According to the City's ZIMAS database, the project site is located within a very high fire hazard severity zone.[57] Therefore, the future residents must comply with the brush clearance requirements listed in the City's Fire Code. In addition, the proposed project may be exposed to criteria pollutant emissions generated by wildland fires due to the project site's proximity to the San Gabriel Mountains and Santa Monica Mountains. However, the potential impacts would not be exclusive to the project site since criteria pollutant emissions from wildland fires may affect the entire City as well as the surrounding cities and unincorporated county areas. As a result, the potential impacts are considered to be less than significant.

4.9.2 MITIGATION MEASURES

The preceding analysis determined that less than significant impacts regarding hazards and hazardous materials will result from the proposed project's implementation. As a result, no mitigation is required.

[57] ZIMAS. The City's ZIMAS program indicates that the site is located within a very high fire hazard severity zone.

4.10 HYDROLOGY/WATER QUALITY

4.10.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

Would the project:

A. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? ● Less than Significant Impact.

Sections 64.70.01 and 64.72 of Article 4.4 of Chapter VI of the Los Angeles Municipal Code were expanded in 2012 by imposing rainwater Low Impact Development (LID) strategies on projects that require building permits. These LID requirements are required in addition to the preparation of the mandatory Standard Urban Stormwater Mitigation Plan (SUSMP). The LID report identifies set *Low Impact Development* standards and practices for stormwater pollution mitigation and provides documentation to demonstrate compliance with the municipal National Pollutant Discharge Elimination System (NPDES) permit on the plans and permit application submitted to the City.

The project's construction and operation will not impact water quality. The Applicant will be installing temporary drainage and erosion control measures during the project's construction. In addition, the project Applicant will be required to prepare a Stormwater Pollution Prevention Program (SWPPP) pursuant to federal NPDES regulations since the project would connect to the City's MS4. The SWPPP is required to apply for an NPDES Construction General Permit (CGP). The SWPPP will contain construction Best Management Practices (BMPs) that will restrict the discharge of sediment into the streets and local storm drains. In addition, the project's contractors must adhere to any construction BMPs identified by the City. As a result, the potential construction impacts will be less than significant.

Once occupied, the project will improve water quality over the present conditions. Currently, stormwater runoff, sediment, and waste discharges off-site into Future Street. The project will include various LID Best Management Practices (BMPs) such as planter boxes, permeable pavement, and new drainage pipes. Runoff will be filtered as it percolates through the soil located in the planter boxes. This filtered runoff will then be conveyed off-site through new drainage pipes that will be provided. As a result, the potential operational impacts are considered to be less than significant.

B. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? ● Less than Significant Impact.

The grading and trenching that would be undertaken to accommodate the building footings, retaining walls, utility lines, and other underground infrastructure such as stormwater appurtenances will not extend to depths required to encounter groundwater. The project site

is underlain with bedrock. Therefore, no direct construction related impacts to groundwater supplies, or groundwater recharge activities would occur. The proposed project will be connected to the City's water lines and would not result in a direct decrease in underlying groundwater supplies. As a result, the impacts are anticipated to be less than significant.

C. *Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner, which would: result in substantial erosion or siltation on- or off-site; substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; or, impede or redirect flood flows? ● Less than Significant Impact.*

The project site is covered over in pervious surfaces. Runoff either percolates into the ground or is conveyed downslope and discharges off-site into Future Street. The project site's drainage characteristics will be altered upon completion of the proposed project since the project will add new impervious surfaces throughout the project site. Following the installation of LID BMPs, residual runoff will either percolate into the ground or will be discharged off site into the local storm drains. As indicated previously, the project site is located 0.58 miles northeast of the channelized Los Angeles River. Construction activities will be restricted to the designated project site and the implementation of the proposed project will not alter the course of the Los Angeles River. Furthermore, Future Street is paved, and any runoff discharged off-site will not result in erosion or siltation.

As indicated previously, the project Applicant will be required to install various stormwater controls identified in the mandatory LID report. These BMPs will either promote the percolation of excess runoff into the ground or will facilitate the control discharge of excess runoff into the local storm drains. Therefore, the risk of off-site erosion and/or siltation will be minimal given the reduced water runoff and the lack of pervious surfaces outside of the project site. Thus, the project's implementation will not substantially increase the rate or amount of surface runoff; create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems; or provide additional sources of polluted runoff. As a result, the potential impacts are considered to be less than significant.

D. *In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? ● No Impact.*

According to ZIMAS, the project site is located outside of a flood zone. Additionally, the project site is situated outside of a dam inundation zone. The project site is also located outside of a tsunami risk zone. Furthermore, the project site would not be subject to flooding as a result of a seiche occurring in the Los Angeles River. A seiche is referred to as a standing wave

oscillating in an enclosed or semi-enclosed body of water.[58] The project site is located at a higher elevation than the Los Angeles River and is located 0.58 miles away. Since the project site is located outside of any flood zone, tsunami risk zone, or seiche zone, the proposed project is unlikely to be inundated and no impacts are anticipated to occur.

E. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? ● Less than Significant Impact.

On September 16, 2014, Governor Edmund G. Brown signed into law the Sustainable Groundwater Management Act (SGMA), which is comprised of three bills: AB-1739, SB-1168, and SB-1319. The SGMA requires governments and water agencies of high and medium priority basins to halt overdraft and bring groundwater basins into balanced levels of pumping and recharge. Under SGMA, these basins should reach sustainability within 20 years of implementing their sustainability plans.[59] The community of Mount Washington is not located within a high or medium priority basin.[60] Therefore, the project site is not subject to a groundwater management plan. As stated throughout this section, the project Applicant will be required to prepare a SUSMP and LID plan in order to comply with the City's Municipal Code as well as with the provisions established under the federal Clean Water Act. The inclusion of the recommended BMPs will ensure impacts to water quality remain at levels that are considered to be less than significant.

4.10.2 MITIGATION MEASURES

The preceding analysis determined that less than significant impacts to hydrology/water quality will result from the proposed project's implementation. As a result, no mitigation is required.

[58] United States *National Oceanic and Atmospheric Administration. What is a seiche?* https://oceanservice.noaa.gov/facts/seiche.html.

[59] California State Water Resources Control Board. *SGMA Groundwater Management*. https://water.ca.gov/Programs/Groundwater-Management/SGMA-Groundwater-Management

[60] California State Water Resources Control Board. *California Sustainable Groundwater Management Act Unmanaged Areas*. https://gispublic.waterboards.ca.gov/portal/home/webmap/viewer.html?webmap=33be434cc60740d095f296c5d2432897.

4.11 LAND USE/PLANNING

4.11.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

Would the project:

A. Physically divide an established community? ● No Impact.

The project site is located in the midst of an existing residential neighborhood. Furthermore, this issue is specifically concerned with the expansion of an inconsistent land use into an established community assuming that an "established community" refers to a residential neighborhood. The proposed residential use will continue to be confined within the project site's boundaries. The project's implementation would not affect the adjacent residential development, as this development is also zoned for single-family use. As a result, the project will not lead to any division of an existing established neighborhood and no impacts would occur.

B. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? ● Less than Significant Impact.

The project site is presently zoned R1-1 (One Family). The site's land use designation in the Northeast Los Angeles Community Plan is Low Residential. It is important to note that the land uses that are proposed are permitted by the underlying zone. Development standards for R1 zoned properties are provided in Section 12.08 - "R1" One Family Zone of the City of Los Angeles zoning ordinance. The project's conformity with the R1 zone development standards is presented in Table 4-9 below.

Table 4-9
Project's Conformity with R1 Zone Development Standards

Category	Requirement	Provided	In Compliance?
Side Yard Set Back	6 feet	7 feet	Yes
Rear Yard Set Back	15 feet	111 feet, 3 inches for 3152 Future Street 111 feet, 7 inches for 3164 Future Street	Yes
Lot Width	50 feet	40 feet	No
Lot Size	5,000 feet	6,470 square feet for 3152 Future Street 6,626 square feet for 3164 Future Street	Yes

As shown in Table 4-9, the project conforms to the R1 development standards. The project site is located within the Mount Washington/Glassell Park Specific Plan area, which features separate development standards. The project's conformity with the development standards identified in the aforementioned specific plan are provided in Table 4-10 shown below.

Table 4-10
Project's Conformity with Specific Plan Development Standards

Category	Requirement	Provided	In Compliance?
Front Yard Set Back	Average of adjacent properties within 200 feet	6 feet, 2 inches	Yes
Building Height	45 feet	37 feet, 7 inches for 3152 Future Street 41 feet, 8 inches for 3164 Future Street	Yes
Floor Area Ratio	0.47 to 1.0 for 3152 Future Street 0.47 to 1.0 for 3164 Future Street	0.38 to 1.0 for 3152 Future Street 0.39 to 1.0 for 3164 Future Street	Yes

As shown in the table, the project conforms to all of the development standards listed above. No zone change, general plan amendment, or conditional use permit is required to accommodate the proposed project.

4.11.2 MITIGATION MEASURES

The preceding analysis determined that less than significant impacts regarding land use/planning will result from the proposed project's implementation. As a result, no mitigation is required.

4.12 MINERAL RESOURCES

4.12.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

Would the project:

A. *Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State? ● No Impact.*

The project site is not located in a Significant Mineral Aggregate Resource Area (SMARA), nor is it located in an area with active mineral extraction activities. As indicated previously, the project site is currently vacant and undeveloped. There are no existing resource extraction activities occurring within the project site. A review of the California Division of Oil, Gas, and Geothermal Resources well finder indicates that there are no oil wells located within the 10 parcels.[61] As a result, no impacts to mineral resources will occur.

B. *Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan? ● No Impact.*

As indicated previously, there are no mineral, oil, or energy extraction and/or generation activities located within the project site. Moreover, the project site is not located within any SMARA identified by the California State Department of Conservation. Lastly, no rare minerals or building materials will be used in the project's construction. Therefore, no impacts will result from the implementation of the proposed project.

4.12.2 MITIGATION MEASURES

The preceding analysis determined that no impacts to mineral resources will result from the proposed project's implementation. As a result, no mitigation is required.

[61] California State Department of Conservation. *Well Finder*. https://maps.conservation.ca.gov/doggr/wellfinder/#/-118.09624/34.01145/16.

4.13 NOISE

4.13.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

Would the project:

A. *Generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? ● Less than Significant Impact.*

Characteristics of Noise and Sound

Sound can be described as mechanical energy propagated as audible pressure waves (vibrations) through liquid or gaseous (such as air) mediums to a noise receiver (like a human ear). Noise can be described as loud, unexpected, or unwanted sound. Sound is characterized by two properties: frequency, or pitch and amplitude, or loudness. Frequency is the measure of the speed of vibration and is expressed in terms of cycles per second, or Hertz (Hz). Amplitude is a measure of the size of the vibration and is expressed logarithmically using decibels (dB). Since decibels are logarithmic units, sound pressure levels cannot be added or subtracted using ordinary arithmetic. For example, a doubling of sound energy corresponds to a 3.0 decibel increase.[62] Typical noise levels for everyday activities and equipment is presented below.

Typical A-Weighted Noise Levels

Common Outdoor Activities	Noise Level (dBA)	Common Indoor Activities
	— 110 —	Rock band
Jet fly-over at 1000 feet		
	— 100 —	
Gas lawn mower at 3 feet		
	— 90 —	
Diesel truck at 50 feet at 50 mph		Food blender at 3 feet
	— 80 —	Garbage disposal at 3 feet
Noisy urban area, daytime		
Gas lawn mower, 100 feet	— 70 —	Vacuum cleaner at 10 feet
Commercial area		Normal speech at 3 feet
Heavy traffic at 300 feet	— 60 —	
		Large business office
Quiet urban daytime	— 50 —	Dishwasher next room
Quiet urban nighttime	— 40 —	Theater, large conference room (background)
Quiet suburban nighttime		
	— 30 —	Library
Quiet rural nighttime		Bedroom at night, concert hall (background)
	— 20 —	
		Broadcast/recording studio
	— 10 —	
Lowest threshold of human hearing	— 0 —	Lowest threshold of human hearing

Source: Caltrans 2013.

[62] California Department of Transportation. Noise Study Report Annotated Online. Report dated April 2015.

Human hearing is limited to a specific frequency range and most individuals are sensitive to the frequency range of 1,000-8,000 Hz. Thus, in order to replicate the capacity of human hearing, sound is typically measured using the A-weighted setting and is expressed in dBA. The A-weighting network approximates the frequency response of the average young ear when listening to most ordinary sounds.[63]

Noise attenuates with distance. The rate of attenuation varies based on the source. There are two types of noise sources: point sources and line sources. A point source is a source that radiates sound spherically, while a line source consists of multiple point sources moving in one direction.[64] Examples of point sources include construction equipment and drive-thru speaker boxes. An example of a line source would be a continuous stream of traffic travelling along a roadway. Noise emanating from point sources attenuates at a rate of 6.0 dB for every doubling of the distance, while noise emanating from a line source attenuates at a rate of 3.0 dB for every doubling of the distance.[65] Furthermore, the type of ground cover will also contribute to a reduction of noise levels. Noise that is propagated over pervious or soft surfaces such as grass attenuates an additional 1.5 dB per doubling of the distance.[66]

Construction Noise

The project's implementation will require grading, excavation, piling, and ground clearance. The project's construction noise levels were estimated using the Federal Highway Administration's (FHWA) Roadway Construction Noise Model Version 1.1. The pieces and number of equipment that will be utilized were taken from the CalEEMod worksheets prepared for this project. The distance used between the construction activity and the nearest sensitive receptors varied depending on the individual equipment. The results of the construction noise analysis are presented in Table 4-11 shown below. In addition, the construction noise worksheets can be found in **Appendix E – Construction Noise Worksheets**.

Table 4-11
Estimated Noise Levels for Each Phase of Construction

Value	Site Preparation	Grading	Shoring/Piling	Building Construction	Paving	Architectural Coatings
Maximum	84.4 dBA	88.8 dBA	89.4 dBA	88.8 dBA	89.4 dBA	76.8 dBA
Average	83.8 dBA	88.6 dBA	88.3 dBA	85.8 dBA	86.8 dBA	72.9 dBA

[63] California Department of Transportation. Noise Study Report Annotated Online.

[64] United States Department of Transportation – Federal Highway Administration. FHWA Highway Construction Noise Handbook. Final Report Dated August 2006.

[65] Ibid.

[66] Ibid.

As indicated in the table, the project's construction will result in average ambient noise levels of up to 88.6 dBA. Furthermore, no impact generating devices are anticipated to be used during the project's construction, which would minimize the amount of vibration the nearby single-family units would be exposed to. It is important to note that the model reflects a worst-case scenario in terms of equipment used and the project's average construction noise levels may be lower than the estimate generated by the model. The model assumes all the equipment that will be used during the project's construction will be used on-site simultaneously. Not all of the equipment will be operating at once. In addition, the certain phases such as the site preparation phase will only utilize certain equipment such as backhoes, loaders, and bulldozers for a limited duration. Nevertheless, the contractors will be required to comply with the City's noise control ordinance, which prohibits construction between the hours of 9:00 PM and 7:00 AM on weekdays and 6:00 PM and 8:00 AM on Saturdays. No work is permitted on Sundays or national holidays.[67] Furthermore, Section 112.05 of the Los Angeles Municipal Code states the following regarding the exceedance of the 75 dBA construction threshold:

> *"Said noise limitations shall not apply where compliance therewith is technically infeasible. The burden of proving that compliance is technically infeasible shall be upon the person or persons charged with a violation of this section. Technical infeasibility shall mean that said noise limitations cannot be complied with despite the use of mufflers, shields, sound barriers and/or other noise reduction device or techniques during the operation of the equipment."*

The construction equipment that will be used will be equipped with the latest sound suppressing devices, such as mufflers and engine shields. The use of sound suppressing equipment typically results in an average reduction of 9 dBA. For example, a typical excavator will produce noise levels of around 80.5 dBA at a distance of 50 feet. In the quietest configuration, with improved exhaust and intake muffling, fan disengaged, and three sound panels around the engine, the overall level was reduced to 71.5 dBA at a distance of 50 feet.[68] The use of sound barriers may not be feasible due to the sloping nature of the site. In addition, Future Street only has sufficient width to accommodate construction equipment. The use of temporary sound barriers may impede operation and movement of the construction equipment due to the constraints present regarding roadway width. Nevertheless, the impacts from construction will be less than significant due to the small size of the site, the temporary nature of construction, and adherence to the mandatory construction hours.

[67] City of Los Angeles Municipal Code. *Chapter V - Public Welfare, Section 41.40 Noise Control Due to Construction, Excavation Work – When Prohibited*. Site accessed May 25, 2021.

[68] Laborers' Health and Safety Fund of North America. *Controlling Noise on Construction Sites*. https://www.lhsfna.org/LHSFNA/assets/File/bpguide%202014.pdf.

Operational Noise

Operational noise will be minimal and will be generated by a variety of sources including landscaping equipment, vehicles, and future residents. Noise levels within the exterior portions of single-family dwellings typically average 44.1 dBA.[69] Therefore, no noise impacts will result from the occupation of the proposed project and the project's overall noise impacts are considered to be less than significant.

B. *Generate excessive ground-borne vibration or ground-borne noise levels? ● Less than Significant Impact.*

The shoring phase will require the use of drill rigs in order to accommodate the subterranean parking and structural piles. According to the Federal Highway Administration, drill rigs are not classified as impact devices. In addition, Future Street is in adequate condition, which is important since deteriorating pavement tends to exacerbate vibration.

Once occupied, the proposed project will generate a net increase of 99 daily trips per day along Future Street, which is classified as a local street. Thus, the increase in the number of daily trips will not be significant enough to result in a doubling of traffic volumes (a doubling of traffic volumes results in an increase of 3.0 dBA). As a result, the potential impacts from ground-borne noise and vibration are expected to be less than significant.

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 site is not located within two miles of a public or private airport. Therefore, the proposed project will not expose people residing in the project site to excessive noise levels and no impacts regarding excessive airport noise will occur.

4.13.2 MITIGATION MEASURES

The preceding analysis determined that less than significant impacts regarding noise will result from the proposed project's implementation. As a result, no mitigation is required.

[69] Noise measurements collected by Ceqaology.

4.14 POPULATION/HOUSING

4.14.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

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)? ● Less than Significant Impact.*

Growth-inducing impacts are generally associated with the provision of urban services to an undeveloped or rural area. Growth-inducing impacts include the following:

- *New development in an area presently undeveloped and economic factors which may influence development.* The project site is located within an existing residential neighborhood.

- *Extension of roadways and other transportation facilities.* The project will utilize the existing roadways, driveways, and sidewalks.

- *Extension of infrastructure and other improvements.* The project will utilize the existing infrastructure, though new utility lines will be installed within the project site. Nevertheless, the installation of new utility lines will not lead to subsequent development elsewhere since these new utility lines will serve the project only.

- *Major off-site public projects (treatment plants, etc.).* The project's increase in demand for utility services can be accommodated without the construction or expansion of landfills, water treatment plants, or wastewater treatment plants.

- *The removal of housing requiring replacement housing elsewhere.* The project site is undeveloped and vacant.

- *Additional population growth leading to increased demand for goods and services.* The project will add an estimated 26 new residents to the City using an average household size of 2.62 persons per unit multiplied by the number of housing units proposed (2.62 persons per unit X 10 units).

- *Short-term growth-inducing impacts related to the project's construction.* The project will result in temporary employment during the construction phase.

The proposed project is an infill development that will utilize existing roadways and infrastructure. The new utility lines that will be provided will not extend into undeveloped areas and will not result in unplanned growth. In addition, the number of residents that will be added is well within SCAG's growth forecast for the City. In addition, the project is in conformance with SCAG's regional sustainable development policies that promote infill development. As a result, less than significant impacts will occur.

B. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? ● No Impact.

As stated previously, the project site is vacant and undeveloped and does not contain any existing residential development. As a result, no impacts will occur.

4.14.2 MITIGATION MEASURES

The preceding analysis determined that less than significant impacts to population/housing will result from the proposed project's implementation. As a result, no mitigation is required.

4.15 PUBLIC SERVICES

4.15.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

Would the project:

A. *Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for:* Fire protection services; Police protection; Schools; Parks; other Governmental facilities*?* ● *Less than Significant Impact.*

Fire Protection Services

The Los Angeles Fire Department (LAFD) provides fire protection service for the community of Mount Washington. The LAFD's 3,246 uniformed fire personnel are directly involved in fire prevention; firefighting; emergency medical care; technical rescue; hazardous materials mitigation; disaster response; public education, and community service throughout the City.[70] The Department also has 353 non-sworn professional support personnel that provide technical and administrative support. A total of 1,018 uniformed firefighters (including 270 serving as firefighters/paramedics) are always on duty at fire department facilities citywide, including 106 neighborhood fire stations strategically located across the Department's 471 square-mile jurisdiction.

LAFD Station 44 is the nearest first response station to the project site. This fire station is located 0.29 miles southwest of the project site at 1410 Cypress Avenue. The proposed project will undergo review by the City of Los Angeles Fire Department to ensure that the site and building design meet all applicable requirements of the Department. The proposed project would not place additional demands on fire services since the project will involve the construction of modern structures that will be subject to all pertinent fire and building codes. According to the City's ZIMAS database, the project site is located within a Very High Fire Hazard Severity Zone.[71] Such lands designated by the City of Los Angeles Fire Department pursuant to Government Code Section 51178 were identified and recommended to local agencies by the Director of Forestry and Fire Protection based on criteria that includes fuel loading, slope, fire weather, and other relevant factors. As a result, the project Applicant must comply with the Brush Clearance Requirements of the Fire Code. Therefore, the potential impacts to fire protection services will be less than significant.

[70] Los Angeles City Fire Department. Organization. *Organization | Los Angeles Fire Department (lafd.org)*

[71] City of Los Angeles. *ZIMAS*. http://zimas.lacity.org/

Police Protection Services

The City of Los Angeles Police Department provides law enforcement services throughout the City. Currently, the police department is comprised of 10,000 sworn officers and 3,000 civilian employees. The closest first response station to the project site is the Northeast Community Police Station, located 1.75 miles to the northwest. The Northeast Community Police Department serves the communities of Atwater Village; Cypress Park; Eagle Rock; East Hollywood; Echo Park; Elysian Park; Elysian Valley; Franklin Hills; Garvanza; Glassell Park; Highland Park; Los Feliz; Mount Washington; Silver Lake, and Solano Canyon. The site plan will undergo review by the Department and the project Applicant will be required to implement the recommendations identified by the Department prior to the issuance of a building permit. As a result, the potential impacts to police protection services will be less than significant.

School Services

As indicated previously, development of the ten parcels has the potential to add an estimated 26 residents to the City (2.62 persons per unit X 10 units). According to the United States Census, 21.3 percent of the City's population is under the age of 18. Assuming that 21 percent of the 26 new residents are school-aged persons, the project has the potential to increase enrollments by five students. The project Applicant will be required to pay all required school fees. As a result, the potential impacts are considered to be less than significant.

Parks and Recreational Services

The City of Los Angeles Parks and Recreation Department operates multiple parks and recreation facilities throughout the City. In addition, the California Department of Parks and Recreation operates numerous parks throughout the City. The nearest parks to the project site are Elyria Canyon Park, located 0.30 miles to the northeast and Rio de Los Angeles State Park, located 0.32 miles to the southwest. The proposed project has the potential to increase demand for local parks and recreational services. As a result, the project Applicant will be required to pay all pertinent Quimby Act/Park Development fees. The project will also include common and private open space. As a result, less than significant impacts will occur.

Library and Governmental Services

Library services are provided by the Los Angeles Public Library service. There are multiple libraries located throughout the City, with the closest library to the project site being the Cypress Park Branch Library, located 0.45 miles to the southeast of the project site. The project is not anticipated to result in a deterioration of library services since the Applicant will be required to pay development impact fees, which could be used to offset any increase in demand. In addition, no new governmental services will be needed, and the proposed project is not expected to have any impact on existing governmental services. The proposed project

will not directly increase demand for governmental services. As a result, less than significant impacts are anticipated.

4.15.2 MITIGATION MEASURES

The preceding analysis determined that less than significant impacts to public services will result from the proposed project's implementation. As a result, no mitigation is required.

4.16 RECREATION

4.16.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

Would the project:

A. *Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? ● Less than Significant Impact.*

The City of Los Angeles Parks and Recreation Department operates multiple parks and recreation facilities throughout the City. In addition, the California Department of Parks and Recreation operates numerous parks throughout the City. The nearest parks to the project site are Elyria Canyon Park, located 0.30 miles to the northeast and Rio de Los Angeles State Park, located 0.32 miles to the southwest. The proposed project has the potential to increase demand for local parks and recreational services. As a result, the project Applicant will be required to pay all pertinent Quimby Act/Park Development fees. The project will also include common and private open space. As a result, less than significant impacts will occur.

B. *Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? ● No Impact.*

The proposed project will include private open space. This open space will be constructed within the confines of the project site and no outside areas will be disturbed to accommodate the installation of the aforementioned amenities. As a result, no impacts will occur.

4.16.2 MITIGATION MEASURES

The preceding analysis determined that less than significant impacts to recreation will result from the proposed project's implementation. As a result, no mitigation is required.

4.17 TRANSPORTATION

4.17.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

Would the project:

A. *Conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities? ● Less than Significant Impact.*

The project is a request to construct 10 single-family dwelling units, though two units are planned for immediate construction and occupation and eight units are for a future date. The project is anticipated to generate an average of 99 trips per day, with nine trips occurring during the morning (AM) peak hour and 18 trips occurring during the evening (PM) peak hour.[72] Since the project will generate less than 25 peak hour trips, no traffic study is required. In addition, the project will not negatively impact any local intersections and off-street parking will be provided. Adequate roadway width is available to accommodate trips generated by the proposed project since parking is prohibited along the west/south side of Future Street. Lastly, the project is exempt from the City's VMT analysis since the project will result in the generation of 99 daily trips, which is less than the 250 daily trip threshold. As a result, the potential impacts are considered to be less than significant.

B. *Conflict or be inconsistent with CEQA Guidelines §15064.3 subdivision (b)? ● Less than Significant Impact.*

The California Environmental Quality Act (CEQA) Guidelines were revised in December 2018 in response to Senate Bill (SB 743), which was adopted in 2013 to change the way transportation impacts were considered. These revisions mandated the transition from Level-of-Service (LOS) to Vehicle Miles Travelled (VMT) as the primary metric for evaluating a project's transportation impacts. The Transportation Assessment Guidelines (TAG) also requires the TIA to examine whether the proposed project conflicts with the City's plans, programs, ordinances, and policies. In addition, Non-CEQA transportation analysis is also required to assess the project's potential transportation effects on pedestrian, bicycle and transit facilities, project access, safety and circulation, project construction, and the potential for residential street intrusion.

In compliance with CEQA and/or in accordance with City regulations, LADOT may require applicants to analyze and assess project-specific transportation impacts based on the following criteria:

[72] ITE Trip Generation Manual, 11th Edition.

- If the Development Project is estimated to generate a net increase of 250 or more daily vehicle trips and requires discretionary action, a transportation assessment for a Development Project is required.
- A transportation assessment is required by City ordinance or regulation.

The project does not require the preparation of a formal transportation impact analysis since the project will result in the generation of fewer than 250 daily trips. In addition, generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high-quality transit corridor should be presumed to cause a less than significant transportation impact. Projects that decrease vehicle miles traveled in the project site compared to existing conditions should be considered to have a less than significant transportation impact. The project's implementation will have less than significant impacts since the project will recycle existing undeveloped or underutilized properties located in established urban areas. When development is located in a more rural setting, such as further east in the desert areas, employees, patrons, visitors, and residents may have to travel farther since rural development is often located a significant distance from employment, entertainment, and population centers. Consequently, this distance is reduced when development is located in urban areas since employment, entertainment, and population centers tend to be set in more established communities. As a result, the potential impacts are considered to be less than significant.

C. Substantially increases hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment))? ● No Impact.

The proposed project is a request to construct 10 single-family dwelling units within 10 parcels located in the midst of an existing residential neighborhood, with two units planned for immediate construction and occupation. Therefore, the proposed project will not introduce incompatible uses or equipment to the adjacent streets. As a result, no impacts will occur.

D. Result in inadequate emergency access? ● Less than Significant Impact.

The proposed project will be required to meet minimum driveway widths established in the City of Los Angeles Municipal Code. These standards ensure that roadways have adequate width to accommodate emergency vehicle access and to permit the efficient movement of a large number of people. In addition, the project's construction will not require the closure of Future Street or any of the nearby streets. The project Applicant will be required to adhere to the recommendations made in the Hillside Traffic Management Plan. As a result, the potential impacts are considered to be less than significant.

4.17.2 MITIGATION MEASURES

The preceding analysis determined that less than significant impacts to transportation will result from the proposed project's implementation. As a result, no mitigation is required.

4.18 TRIBAL CULTURAL RESOURCES

4.18.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

Would the project:

A. *Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is: Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or 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 Resource Code Section 5024.1 In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe* 5020.1(k)? ● *Less than Significant Impact.*

A Tribal Resource is defined in Public Resources Code section 21074 and includes the following:

- Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following: included or determined to be eligible for inclusion in the California Register of Historical Resources or included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.

- 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 Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

- A cultural landscape that meets the criteria of subdivision (a) is a tribal cultural resource to the extent that the landscape is geographically defined in terms of the size and scope of the landscape.

- A historical resource described in Section 21084.1, a unique archaeological resource as defined in subdivision (g) of Section 21083.2, or a "non-unique archaeological resource" as defined in subdivision (h) of Section 21083.2 may also be a tribal cultural resource if it conforms with the criteria of subdivision (a).

A Sacred Lands File Search was conducted for the project by the Native American Heritage Commission (NAHC). According to the letter, the search yielded positive results and the project team was advised to contact the local tribes for consultation (the Sacred Lands File Letter is provided in **Appendix F – Sacred Lands File Request Results**). The AB-52 requires a lead agency to begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project, if the tribe requested to the lead agency, in writing, to be informed by the lead agency of proposed projects in that geographic area and the tribe requests consultation. Requests for consultation were mailed to six tribal representatives on August 29, 2018:

- Mr. Andrew Salas, Chairperson of the Gabrieleno Band of Mission Indians – Kizh Nation.
- Mr. Anthony Morales, Chairperson of the Gabrieleno/Tongva San Gabriel Band of Mission Indians.
- Mr. Robert Dorame, Chairperson of the Gabrielino Tongva Indians of California Tribal Council.
- Ms. Sandonne Goad, Chairperson of the Gabrielino/Tongva Nation.
- Mr. Charles Alvarez, Councilmember for the Gabrielino-Tongva Tribe.
- Mr. Scott Cozart, Chairperson of the Soboba Band of Luiseño Indians.

The mandatory 30-day request for consultation period concluded and no responses were received by the City. Nevertheless, in the event human remains are encountered during the project's construction, Title 14; Chapter 3; Article 5; Section 15064.5 of CEQA and California Health and Safety Code Section 7050.5(b) would apply and construction must cease until the remains have been removed from the site. Therefore, the potential impacts are expected to be less than significant.

4.18.2 MITIGATION MEASURES

The preceding analysis determined that less than significant impacts to tribal cultural resources will result from the proposed project's implementation. As a result, no mitigation is required.

4.19 UTILITIES/SERVICE SYSTEMS

4.19.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

Would the project:

A. *Require or result in the relocation or construction of new or expanded water, or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities or relocation of which could cause significant environmental impacts? ● Less than Significant Impact.*

The project site is presently vacant and undeveloped. There are no existing water or wastewater treatment plants, electric power plants, telecommunications facilities, natural gas facilities, or stormwater drainage infrastructure located on-site. Therefore, the project's implementation will not require the relocation of any of the aforementioned facilities. In addition, the increase in demand for waste disposal, water, and wastewater treatment services can be adequately handled and no expansion of these services is required. As a result, the potential impacts are considered to be less than significant.

B. *Have sufficient water supplies available to serve the project and the reasonably foreseeable future development during normal, dry, and multiple dry years? ● Less than Significant Impact.*

The City of Los Angeles is served by the Los Angeles Department of Water and Power, which covers a 469 square mile area and provides over 3.9 million residents with water. Water distributed by the Los Angeles Department of Water and Power (LADWP) is sourced by the Los Angeles Aqueduct, local groundwater, recycled water, and water purchased from the Metropolitan Water District. The project is expected to consume approximately 575 gallons of water per day.

According to the 2020 Urban Water Management Plan, total supplies are expected to exceed total demand.[73] The proposed project will be equipped with water efficient fixtures and drought tolerant landscaping will be planted throughout the project site. As a result, the potential impacts will be less than significant.

C. *Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments? ● Less than Significant Impact.*

The City operates more than 6,700 miles of public sewers that convey about 400 million gallons per day (MGD) of flow from residences and businesses to the City's four wastewater treatment

[73] Los Angeles Department of Water and Power. Urban Water Management Plan 2020. opladwpccb762836.pdf

and water reclamation plants.[74] The community of Mount Washington is located within the service boundaries of the Hyperion Treatment Plant. On average 275 million gallons of wastewater enters the Hyperion Water Reclamation Plant (HWRP) on a dry weather day. Because the amount of wastewater entering HWRP can double on rainy days, the plant was designed to accommodate both dry and wet weather days with a maximum daily flow of 450 million gallons of water per day (MGD) and peak wet weather flow of 800 MGD.[75] The proposed project is expected to generate approximately 460 gallons of sewage per day, which is well within the daily average totals for the Hyperion Water Reclamation Plant. The new plumbing fixtures that will be installed will consist of water conserving fixtures, as is required by the current City Code requirements, and no new or expanded sewage and/or water treatment facilities will be required to accommodate the proposed project. As a result, the impacts are expected to be less than significant.

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.*

Waste hauling services are provided by the Los Angeles Bureau of Sanitation. Waste collected by the Los Angeles Bureau of Sanitation is taken to the Central Los Angeles Recycling and Transfer Station (CLARTS). The CLARTS has a present capacity of 2,500 tons per day and a permitted capacity 4,025 tons per day. The CLARTS has a remaining capacity of 1,525 tons per day.[76] According to screening criteria used by the City of Los Angeles Planning Department, a project will potentially have a significant impact on solid waste generation if it generates in excess of five tons of solid waste per day. The project is anticipated to generate approximately 24.46 pounds of solid waste per day. This increase of 24.46 pounds per day is within the remaining capacity of the CLARTS. As a result, the potential impacts are considered to be less than significant.

E. *Comply with Federal, State, and local management and reduction statutes and regulations related to solid waste? ● No Impact.*

The proposed project, like all other development in Los Angeles, will be required to adhere to City and County ordinances with respect to waste reduction and recycling. As a result, no impacts related to State and local statutes governing solid waste are anticipated.

[74] Los Angeles Sanitation District. https://www.lacitysan.org/san/faces/home/portal/s-lsh-wwd/s-lsh-wwd-cw

[75] City of Los Angeles Sanitation District. Hyperion Water Reclamation Plant. Hyperion Water Reclamation Plant (lacitysan.org)

[76] City of Los Angeles Sanitation District. CLARTS – Facts and Services. CLARTS Facts & Services (lacitysan.org)

4.19.2 MITIGATION MEASURES

The preceding analysis determined that less than significant impacts to utilities/service systems will result from the proposed project's implementation. As a result, no mitigation is required.

4.20 WILDFIRE

4.20.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

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? ● Less than Significant Impact.*

According to ZIMAS, the project site is located within a designated very high fire hazard severity zone. Nevertheless, the project will be constructed within the designated project site and the project will not interfere or obstruct any City designated evacuation route. As a result, the potential impacts are considered to be less than significant.

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? ● Less than Significant Impact.*

The project site contains areas of native or natural vegetation that may act as fuel for a potential wildfire. Furthermore, the proposed project may be exposed to criteria pollutant emissions generated by wildland fires due to the project site's location within a fire hazard severity zone. However, the potential impacts would not be exclusive to the project site since criteria pollutant emissions from wildland fires may affect the entire City as well as the surrounding cities and unincorporated county areas. As a result, the potential impacts are considered to be less than significant.

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? ● Less than Significant Impact.*

The project will include the installation of new utility lines such as gas lines, water lines, etc. These utility lines will be located below ground surface. As a result, the potential impacts are considered to be less than significant.

D. *Expose people or structures to significant risks, including down slope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? ● Less than Significant Impact.*

The project site contains slopes. However, once complete, the project site will be stabilized by new hardscape surfaces, vegetation, and retaining walls. The inclusion of the aforementioned features will minimize the project's exposure to slope failure, landslides, or

flooding. In addition, the project will include operational stormwater appurtenances which will aid in the retention of the underlying soil. As a result, the potential impacts are considered to be less than significant.

4.20.2 MITIGATION MEASURES

The preceding analysis determined that less than significant impacts regarding wildfires will result from the proposed project's implementation. As a result, no mitigation is required.

4.21 MANDATORY FINDINGS OF SIGNIFICANCE

- *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.*

The proposed project will not have the potential to degrade the quality of the environment since the project's air quality emissions will be below the thresholds of significance outlined by the SCAQMD. No impacts to protected species or habitat will result with the implementation of the mitigation required by the biologist. The project Applicant will be required to implement Low Impact Development (LID) measures, also known as Best Management Practices (BMPs) into the project's design. These operational Best Management Practices (BMPs) will reduce the volume of water discharged into the local storm drains and will filter out any contaminants present in the stormwater runoff. The addition of project trips will not negatively impact any local intersection. Lastly, the project will include energy and water efficient appliances and fixtures. As a result, the potential impacts are considered to be less than significant.

- *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.*

The proposed project is an infill development, which is seen as an important strategy in combating the release of GHG emissions. Infill development provides a regional benefit in terms of a reduction in Vehicle Miles Traveled (VMT) since the project is consistent with the regional and State sustainable growth objectives identified in the State's Strategic Growth Council (SGC). Infill development reduces VMT by recycling existing undeveloped or underutilized properties located in established urban areas. In addition, the project's cumulative air quality impacts are below the thresholds of significance established by the SCAQMD. As a result, the projects potential impacts are considered to be less than significant.

- *Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? ● Less than Significant Impact.*

The project must comply with all pertinent Federal, State, and local regulations governing health and safety. As a result, less than significant impacts will result.

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SECTION 5 CONCLUSIONS

5.1 FINDINGS

When making the findings required by paragraph (1) of subdivision (a) of Section 21081 or when adopting a mitigated negative declaration pursuant to paragraph (2) of subdivision (c) of Section 21080, the following requirements shall apply:

(1) The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes which have been required or incorporated into the project at the request of a responsible agency or a public agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so requested by the lead agency or a responsible agency, prepare and submit a proposed reporting or monitoring program.

(2) The lead agency shall specify the location and custodian of the documents or other material which constitute the record of proceedings upon which its decision is based.

(b) A public agency shall provide that measures to mitigate or avoid significant effects on the environment are fully enforceable through permit conditions, agreements, or other measures. Conditions of project approval may be set forth in referenced documents which address required mitigation measures or, in the case of the adoption of a plan, policy, regulation, or other public project, by incorporating the mitigation measures into the plan, policy, regulation, or project design.

(c) Prior to the closing of the public review period for a draft environmental impact report or mitigated negative declaration, a responsible agency, or a public agency having jurisdiction over natural resources affected by the project, shall either submit to the lead agency complete and detailed performance objectives for mitigation measures which would address the significant effects on the environment identified by the responsible agency or agency having jurisdiction over natural resources affected by the project, or refer the lead agency to appropriate, readily available guidelines or reference documents. Any mitigation measures submitted to a lead agency by a responsible agency or an agency having jurisdiction over natural resources affected by the project shall be limited to measures which mitigate impacts to resources which are subject to the statutory authority of, and definitions applicable to, that agency. Compliance or noncompliance by a responsible agency or agency having jurisdiction over natural resources affected by a project with that requirement shall not limit the authority of the responsible agency or agency having jurisdiction over natural resources affected by a project, or the authority of the lead agency, to approve, condition, or deny projects as provided by this division or any other provision of law.

5.2 PREPARERS

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5.3 REFERENCES

- 2021 California State CEQA Guidelines;
- California Department of Transportation;
- City of Los Angeles Municipal Code;
- Northeast Los Angeles Community Plan;
- Mount Washington/Glassell Park Specific Plan; and,
- ZIMAS.