

Del Norte Project

Case Number: ENV-2017-5203-MND

Project Location: 457, 461, 465, and 467 West Del Norte Street, Los Angeles, California, 90065

Community Plan Area: Northeast Los Angeles

Council District: 1— Eunisses Hernandez

Project Description: The proposed project includes the construction, use and maintenance of a total of four (4) single-family residences and four (4) detached carports (one for each dwelling unit) on vacant land located at 457, 461, 465, and 467 West Del Norte Street. The first residential development proposed is a 2,085 square foot, 44 feet 9 inch three (3)-story single-family dwelling with a detached two (2)-car carport on a 4,617 square foot lot. The second residential development is a 2,100 square foot, 45 feet three (3)-story single-family dwelling with a detached two (2)-car carport on a 4,543 square foot lot. The third residential development is a 2,100 square foot, 45 feet three (3)-story single-family dwelling with a detached two (2)-car carport on a 4,471 square foot lot. The fourth residential development is a 2,199 square foot, 44 feet 11 inch three (3)-story single-family dwelling with a detached two (2)-car carport on a 4,399 square foot lot.

The proposed project involves hillside grading of approximately 366 cubic yards of soil cut and export. The proposed project involves the removal of a total 28 trees and shrubs, including 14 Protected Trees (13 California Walnuts and one (1) California Oak), two (2) Protected Shrubs (Toyon), and 12 Significant Trees (various species). Three (3) Protected Trees (California walnuts) and three (3) Significant Trees (various) will remain on the project site.

PREPARED BY:

The City of Los Angeles
Department of City Planning

APPLICANT:

Fernanda Oppermann

INITIAL STUDY

TABLE OF CONTENTS

	<u>Page</u>
1. Introduction	4
1.1. Purpose of the Initial Study	4
1.2. Organization of the Initial Study	5
2. Executive Summary	6
2.1. Project Description	7
2.2. Environmental Setting	7
2.3. Other Public Agencies Whose Approval is Required	8
2.4. Environmental Factors Potentially Affected	8
2.5. Determination	9
2.6. Evaluation of Environmental Impacts.....	9
3. Introduction	11
3.1. Project Summary	11
3.2. Environmental Setting	11
3.3. Description of Project	13
3.4. Requested Permits and Approvals	15
4. Environmental Impact Analysis	17
I. Aesthetics	17
II. Agriculture and Forestry Resources	20
III. Air Quality	22
IV. Biological Resources.....	24
V. Cultural Resources.....	29
VI. Energy	31
VII. Geology and Soils	32
VIII. Greenhouse Gas Emissions	36
IX. Hazards and Hazardous Materials.....	38
X. Hydrology and Water Quality	41
XI. Land Use and Planning.....	45
XII. Mineral Resources	46
XIII. Noise	47
XIV. Population and Housing	49
XV. Public Services.....	50
XVI. Recreation	53
XVII. Transportation	54
XVIII. Tribal Cultural Resources.....	57
XIX. Utilities and Service Systems.....	59
XX. Wildfire	62
XXI. Mandatory Findings of Significance.....	65
5. Preparers and Persons Consulted	67

List of Figures

A-1 Aerial Photograph of Project Site and Vicinity 11
A-2 Project Location Map..... 12
A-3 Vicinity Map..... 13
A-4 Conceptual Site Plan 14
A-5 North Elevation 14
A-6 South-East Elevation 15

Appendices

Appendix A Biological Resources Report
Appendix B LADBS, Grading Division Soils Approval Letter
Appendix C Tree Report
Appendix D Construction Traffic Management Plan
Appendix E Protected Tree Plan

INITIAL STUDY

1 INTRODUCTION

This Initial Study (IS) document evaluates potential environmental effects resulting from construction and operation of the proposed Del Norte Project (“Project”). The proposed Project is subject to the guidelines and regulations of the California Environmental Quality Act (CEQA). Therefore, this document has been prepared in compliance with the relevant provisions of CEQA and the State CEQA Guidelines as implemented by the City of Los Angeles (City). Based on the analysis provided within this Initial Study, the City has concluded that the Project will not result in significant impacts on the environment. This Initial Study is intended as informational documents and are ultimately required to be adopted by the decision maker prior to project approval by the City.

1.1 PURPOSE OF AN INITIAL STUDY

The California Environmental Quality Act was enacted in 1970 with several basic purposes: (1) to inform governmental decision makers and the public about the potential significant environmental effects of proposed projects; (2) to identify ways that environmental damage can be avoided or significantly reduced; (3) to prevent significant, avoidable damage to the environment by requiring changes in projects through the use of feasible alternatives or mitigation measures; and (4) to disclose to the public the reasons behind a project’s approval even if significant environmental effects are anticipated.

An application for the proposed Project has been submitted to the City of Los Angeles Department of City Planning for discretionary review. The Department of City Planning, as Lead Agency, has determined that the Project is subject to CEQA, and the preparation of an Initial Study is required.

An Initial Study is a preliminary analysis conducted by the Lead Agency, in consultation with other agencies (responsible or trustee agencies, as applicable), to determine whether there is substantial evidence that a project may have a significant effect on the environment. If the Initial Study concludes that the Project, with mitigation, may have a significant effect on the environment, an Environmental Impact Report should be prepared; otherwise the Lead Agency may adopt a Negative Declaration or a Mitigated Negative Declaration.

This Initial Study has been prepared in accordance with CEQA (Public Resources Code §21000 et seq.), the State CEQA Guidelines (Title 14, California Code of Regulations, §15000 et seq.), and the City of Los Angeles CEQA Guidelines (1981, amended 2006).

1.2 ORGANIZATION OF THE INITIAL STUDY

This initial Study is organized into four sections as follows:

1) INTRODUCTION

Describes the purpose and content of the Initial Study and provides an overview of the CEQA process

2) EXECUTIVE SUMMARY

Provides Project information, identifies key areas of environmental concern, and includes a determination whether the Project may have a significant effect on the environment.

3) PROJECT DESCRIPTION

Provides a description of the environmental setting and the Project, including project characteristics and a list of discretionary actions.

4) EVALUATION OF ENVIRONMENTAL IMPACTS

Contains the completed Initial Study Checklist and discussion of the environmental factors that would be potentially affected by the Project.

INITIAL STUDY

2 EXECUTIVE SUMMARY

PROJECT TITLE	DEL MONTE FOUR (4) SINGLE-FAMILY RESIDENCES
ENVIRONMENTAL CASE NO.	ENV-2017-5203-MND
RELATED CASES	ZA-2017-5202-ZAD-ZAA-SPP; ZA-2017-5205-ZAD-ZAA-SPP; ZA-2017-5207-ZAD-ZAA-SPP; ZA-2017-5208-ZAD-ZAA-SPP

PROJECT LOCATION	457, 461, 465, AND 467 WEST DEL NORTE STREET, LOS ANGELES, CALIFORNIA, 90065
COMMUNITY PLAN AREA	NORTHEAST LOS ANGELES
GENERAL PLAN DESIGNATION	LOW RESIDENTIAL
ZONING	R1-1
COUNCIL DISTRICT	CD-1 HERNANDEZ

LEAD AGENCY	CITY OF LOS ANGELES
STAFF CONTACT	DARBY WHIPPLE
ADDRESS	200 NORTH SPRING STREET, RM 621, LOS ANGELES, CA 90012
PHONE NUMBER	(213) 978-1475
EMAIL	DARBY.WHIPPLE@LACITY.ORG

APPLICANT	FERNANDA OPPERMAN
ADDRESS	309 EAST 8 TH STREET, LOS ANGELES, CA 90014
PHONE NUMBER	(626) 864-6910

2.1 PROJECT DESCRIPTION

The proposed project includes the development of a total of four (4) single-family residences and four (4) detached carports (one for each dwelling unit) on vacant land located at 457, 461, 465, and 467 West Del Norte Street. The first residential development proposed is a 2,085 square foot, 44 feet 9 inch three (3)-story single-family dwelling with a detached two (2)-car carport on a 4,617 square foot lot. The second residential development is a 2,100 square foot, 45 feet three (3)-story single-family dwelling with a detached two (2)-car carport on a 4,543 square foot lot. The third residential development is a 2,100 square foot, 45 feet three (3)-story single-family dwelling with a detached two (2)-car carport on a 4,471 square foot lot. The fourth residential development is a 2,199 square foot, 44 feet 11 inch three (3)-story single-family dwelling with a detached two (2)-car carport on a 4,399 square foot lot.

The proposed project involves hillside grading of approximately 366 cubic yards of soil cut and export. The proposed project involves the removal of a total 28 trees and shrubs, including 14 Protected Trees (13 California Walnuts and one California Oak) and two (2) Protected Shrubs (Toyon), 12 Significant Trees (various species); six (6) of these Significant Trees have already been removed. Three (3) Protected Trees (California walnuts) and three (3) Significant Trees (various) will remain on the project site.

(For additional detail, see “Section 3. PROJECT DESCRIPTION”).

2.2 ENVIRONMENTAL SETTING

The Project site and vicinity are located within a residential area of the Mount Washington-Glassell Park Specific Plan area. The Project site totals approximately 18,031 square feet (each of the four (4) lots is zoned R1-1 and their areas range from 4,399 square-feet to 4,617 square-feet). The surrounding area is zoned for single-family homes. The parcels along this section of Del Norte Street are a mix of undeveloped and developed lots with single-family homes that were allowed prior to zone changes effectuated in 1990 and 1998. The Project site is contiguous with all four (4) lots adjacent to each other. Areas to the north and south of the Project site are developed with single-family homes while sites immediately adjacent to the east and west are vacant; although are proposed for development under separate applications.

A tree report (Appendix C) was prepared for all four (4) lots on the Project site and the arborist confirmed the presence of 32 trees and 2 shrubs on-site, 19 of which meet the definition of a Protected and 15 of which are classified as Significant. Sixteen (16) of those classified as Protected and six (6) designated Significant are proposed for removal while an additional six (6) Significant Trees were previously removed. Three (3) Protected and three (3) Significant Trees will remain in place.

Del Norte Street is designated as a Local Street in the Northeast Los Angeles Community Plan. Isabel Street is the closest Collector Street to the Project site and is located approximately 0.1 miles away, at the south end of the same block.

No bodies of water are present on or adjacent to the Project site. The Project site is not located within a methane buffer zone, a flood zone, a tsunami inundation zone, or liquefaction area. The Project site is located within a landslide area and in a Very High Fire Hazard Severity Zone, a

BOE Special Grading Area (Basic Grid Map A-13372), and an Urban Agriculture Incentive Zone; and is 2.36 kilometers away from the Upper Elysian Park fault.

(For additional detail, see “Section 3. PROJECT DESCRIPTION”)

2.3 OTHER PUBLIC AGENCIES WHOSE APPROVAL IS REQUIRED

(e.g. permits, financing approval, or participation agreement)

Including, but not limited to the Los Angeles Department of Building and Safety for permits, Board of Public Works for removal of Protected Trees.

2.4 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

2.5 DETERMINATION

On the basis of this initial evaluation:

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

Darby Whipple PRINTED NAME	Planner TITLE
 SIGNATURE	June 1, 2023 DATE

2.6 EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis)
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one

or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of a mitigation measure has reduced an effect from "Potentially Significant Impact" to "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analysis," as described in (5) below, may be cross referenced).
- 5) Earlier analysis must be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR, or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less Than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated
- 7) Supporting Information Sources: A sources list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whichever format is selected.
- 9) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

INITIAL STUDY

3 INTRODUCTION

3.1 PROJECT SUMMARY

This Initial Study (IS) document evaluates potential environmental effects resulting from construction and operation of the proposed Del Norte Project (“Project”). The proposed Project is subject to the guidelines and regulations of the California Environmental Quality Act (CEQA). Therefore, this document has been prepared in compliance with the relevant provisions of CEQA and the State CEQA Guidelines as implemented by the City of Los Angeles (City). Based on the analysis provided within this Initial Study, the City has concluded that the Project will not result in significant impacts on the environment. This Initial Study is intended as informational documentation and are ultimately required to be adopted by the decision maker prior to project approval by the City.

3.2 ENVIRONMENTAL SETTING

3.2.1 Project Location

The Project site is located at 457, 461, 465 and 467 West Del Norte Street (APN 5451024022, 5451024023, 5451024024 and 5451024025) in the Mount Washington- Glassell Park area of the Northeast Los Angeles Community Plan. The Project site is located north of Figueroa Street and east of Cypress Avenue.



Figure A-1: Aerial Photograph of Project Site and Vicinity

3.2.2 Existing Conditions

The Project site totals approximately 18,031 square feet across four (4), is zoned R1-1, and is designated Low Residential in the Northeast Los Angeles Community Plan. The Project site is located within a residential area of the Mount Washington-Glassell Park Specific Plan area.

The Project site is vacant. There are 32 trees and 2 shrubs on-site, 19 Protected and 15 Significant Trees, as defined by the Mount Washington-Glassell Park Specific Plan. No bodies of water are present on or adjacent to the Project site. The Project site is not located within a methane buffer zone, a flood zone, a tsunami inundation zone, or liquefaction area; however, is located within a landslide area and in a Very High Fire Hazard Severity Zone.

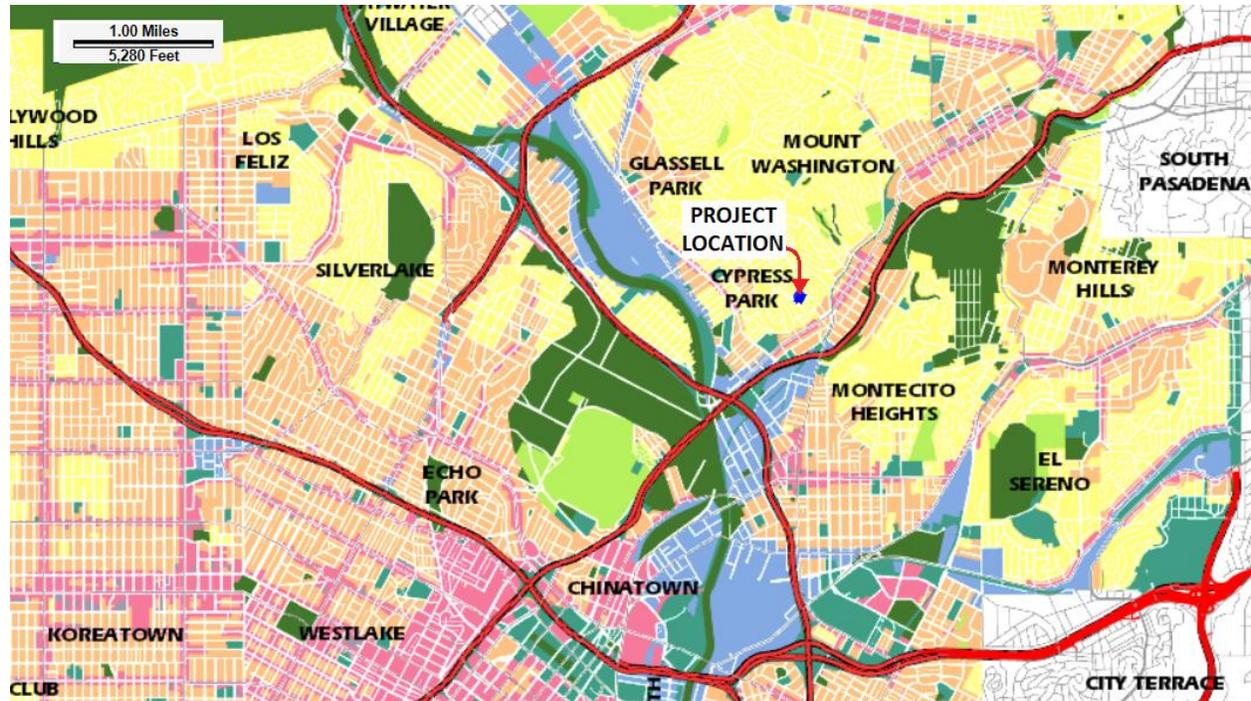


Figure A-2: Project Location

Local access to the Project site is provided from the following neighborhood streets:

- Glenalbyn Drive
- Lotus Street
- Calaveras Street
- Isabel Street

3.2.3 Surrounding Land Uses

The surrounding area is zoned for single-family homes (R1 Zone). Areas surrounding the Project site are largely vacant or developed with single-family homes. The parcels adjacent to the northeast and southwest on the same street frontage of the Project site are vacant lots. Local streets that provide access to the Project site also provide access to the adjacent developments. Figueroa Street, designated as an Avenue I per the City of Los Angeles Mobility Plan 2035, provides access to the local streets.

3.3 DESCRIPTION OF PROJECT

3.3.1 Project Overview

The proposed Project is located within a residential area of the Mount Washington-Glassell Park Specific Plan area and is zoned R1-1. The proposed Project would consist of the construction of four (4) single-family dwellings at approximately 35 feet above grade, each with a total floor area of approximately 2,100 square-feet on four (4) vacant lots with a total area of 18,031 square feet. The Project proposes to cut 366 cubic yards across the four (4) lots and export 366 cubic yards of soil off-site. No fill or import of soil is proposed. The proposed Project would also consist of the construction of related improvements such as curb and gutters, retaining walls, driveways, and utilities. The proposed four (4) dwellings would be situated along Del Norte Street and would each be three (3) levels with a detached two (2)-car carport. The Project proposes removal of 14 Protected Trees and 2 Protected Shrubs across the four (4) lots. There are a total of 17 Protected trees and 2 Protected shrubs on-site.

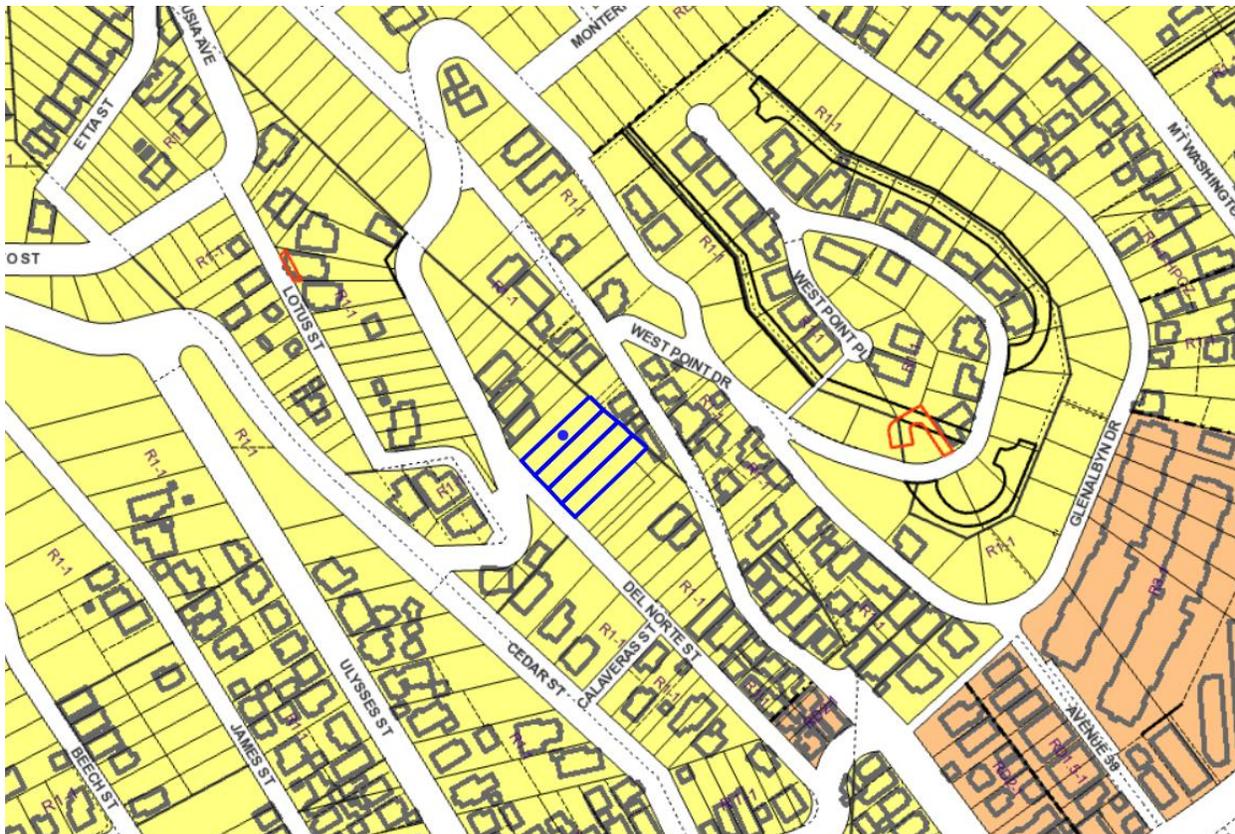


Figure A-3: Vicinity Map

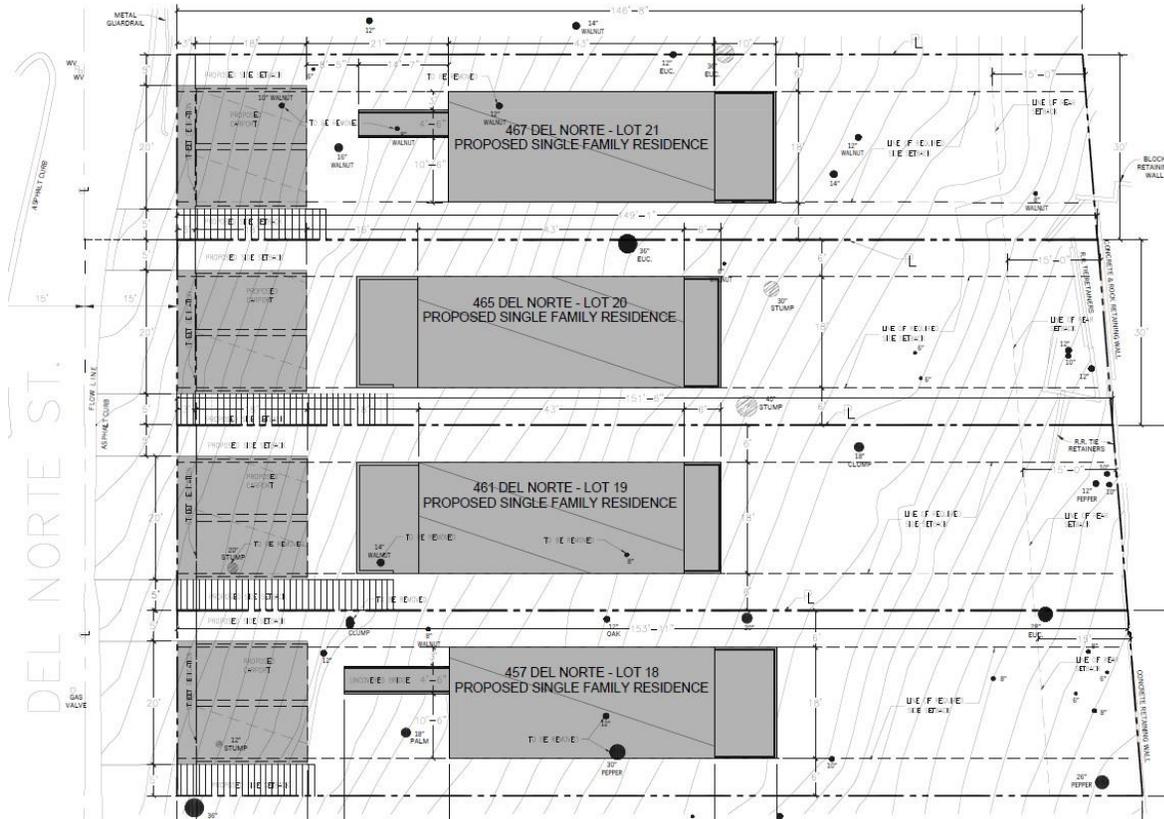


Figure A-4: Conceptual Site Plan



Figure A-5: North (Rear) Elevation Rendering

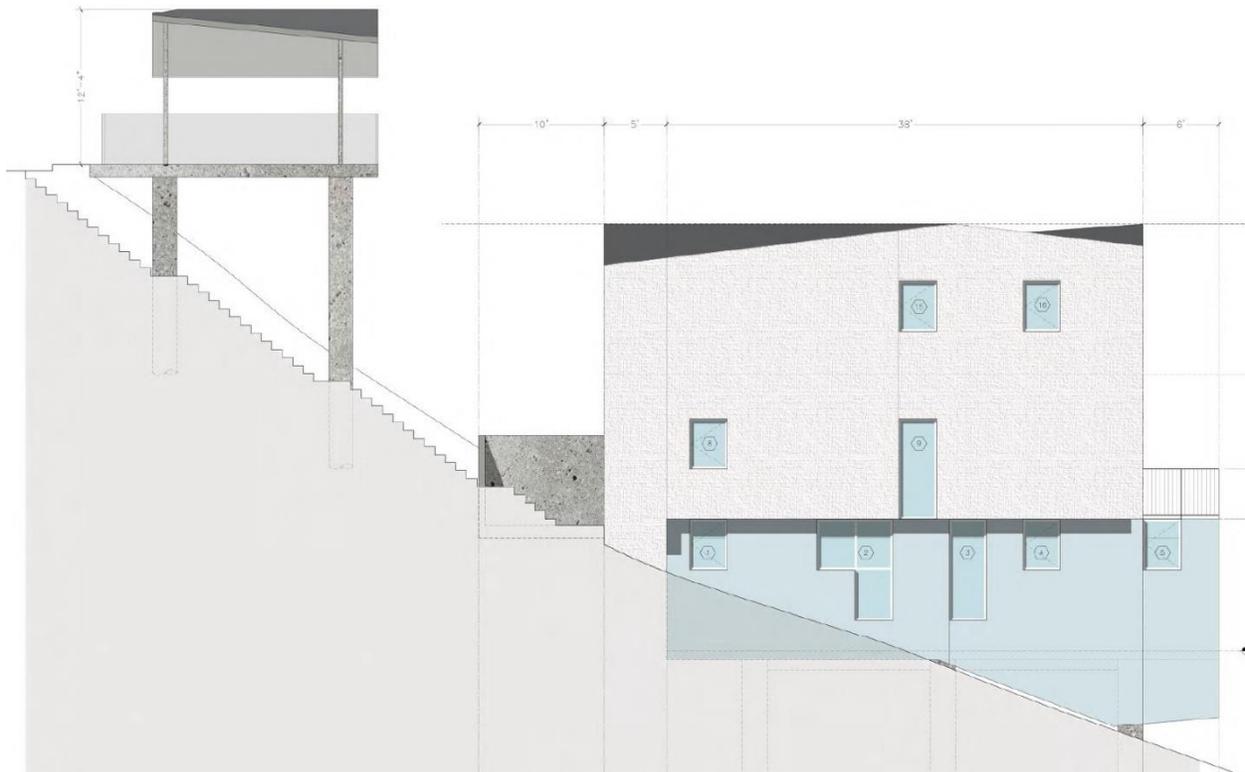


Figure A-6: South-East Elevation

3.4 REQUESTED PERMITS AND APPROVALS

The list below includes the anticipated requests for approval of the Project. The Mitigated Negative Declaration will analyze impacts associated with the Project and will provide environmental review sufficient for all necessary entitlements and public agency actions associated with the Project. The discretionary entitlements, reviews, permits and approvals required to implement the Project include, but are not necessarily limited to, the following:

- Pursuant to LAMC Section 11.5.7 C., four (4) Specific Plan Project Permit Compliance Reviews
 - To allow construction of four (4) single-family dwellings on four (4) lots in the Mount Washington-Glassell Park Specific Plan.
- Pursuant to LAMC Section 12.24 X.28., Zoning Administrator's Determinations to allow construction of four (4) single-family dwellings:
 - Fronting on a substandard hillside limited street that will not be improved to 30-foot width.
 - Fronting on a substandard hillside limited street that does not have a minimum 20-foot wide continuous paved roadway to the boundary of the hillside area.
 - With reduced side yards to five (5) feet wide instead of code required six (6)-foot.

- Pursuant to LAMC Section 12.28 A., Zoning Administrator’s Adjustments to permit four (4) single-family dwellings with:
 - Reduced passageways to five (5) feet instead of code required 10-foot.
 - Zero (0) foot setback for carport instead of code required 55-foot.
 - Reduced building separation to eight (8) feet, five (5) inches instead of code required 10-foot.
 - A fence/wall in the front yard to exceed 42 inches in height.
- Other discretionary and ministerial permits and approvals that may be deemed necessary, including, but not limited to, temporary street closure permits, grading permits, excavation permits, foundation permits, and building permits.

INITIAL STUDY

4 ENVIRONMENTAL IMPACT ANALYSIS

I. AESTHETICS

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Except as provided in Public

Resources Code Section 21099 would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a. Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

Less-Than-Significant Impact. A significant impact would occur if the proposed project would have a substantial adverse effect on a scenic vista. A scenic vista refers to views of focal points or panoramic views of broader geographic areas that have visual interest. A focal point view would consist of a view of a notable object, building, or setting. An impact on a scenic vista would occur if the bulk or design of a building or development contrasts enough with a visually interesting view, so that the quality of the view is permanently affected.

A scenic vista generally provides focal views of objects, settings, or features of visual interest, or panoramic views of large geographic areas of scenic quality, primarily from a given vantage point. The proposed Project would meet the maximum height requirements per the Mount Washington-Glassell Park Specific Plan. The nearest large open space area to the Project site is Elyria Canyon Park, a 35-acre nature park, which is situated on the southwestern slope

of Mount Washington, approximately .66 miles from the Project site. The Project site is not within the view shed of this area.

Therefore, although the proposed Project would substantially increase the height and massing of development on the Project site, project implementation would not obstruct any views of unique or protected scenic vistas or focal points. Therefore, impacts related to scenic vistas would be less than significant. Development of the proposed Project would result in an incremental intensification of existing prevailing land uses in an already urbanized area of Los Angeles. Furthermore, development of the Project and related projects is expected to occur in accordance with adopted plans and regulations. Therefore, cumulative aesthetic impacts would be less than significant.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, or other locally recognized desirable aesthetic natural feature within a state scenic highway?

No Impact. A significant impact would occur if the proposed project would substantially damage scenic resources within a State Scenic Highway. The City of Los Angeles' General Plan Mobility Element (Citywide General Plan Circulation System Maps) indicates that no State-designated scenic highways are located near the project site. Therefore, no impacts related to a State scenic highway would occur.

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 publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Less-Than-Significant Impact. A significant impact would occur if the proposed project would substantially degrade the existing visual character or quality of the project site and its surroundings. Significant impacts to the visual character of a site and its surroundings are generally based on the removal of features with aesthetic value, the introduction of contrasting urban features into a local area, and the degree to which the elements of the proposed project detract from the visual character of an area.

The proposed Project would construct four (4) single-family dwellings and related improvements within the Mount Washington-Glassell Park Specific Plan area of the City of Los Angeles. The Project site is currently zoned R1-1, and the surrounding parcels are either vacant or developed with single-family residences. The new single-family dwellings would each have a low-pitched roof, similar to some of the homes in the surrounding area that have a mixture of both flat and pitched roofs. In addition, existing homes on the west side of James Street are all situated on an upslope. Whereas the proposed homes will be situated on a downslope and would be similar in scale to existing homes along the same right-of-way. The proposed project would also include design features and landscaping improvements to enhance the visual quality of the area. Based on the above, the proposed Project would not introduce incompatible visual elements to the Project site or visual elements that would be in conflict with the character of the area surrounding the Project site, and impacts would be less than significant.

d) Create a new source of substantial light or glare which would adversely affect daytime or nighttime views in the area?

Less-Than-Significant Impact. A significant impact would occur if light and glare substantially altered the character of off-site areas surrounding the site or interfered with the performance of an off-site activity. Light impacts are typically associated with the use of artificial light during the evening and night-time hours. Glare may be a daytime occurrence caused by the reflection of sunlight or artificial light from highly polished surfaces, such as window glass and reflective cladding materials, and may interfere with the safe operation of a motor vehicle on adjacent streets. Daytime glare is common in urban areas and is typically associated with mid- to high-rise buildings with exterior façades largely or entirely comprised of highly reflective glass or mirror-like materials. Nighttime glare is primarily associated with bright point-source lighting that contrasts with existing low ambient light conditions.

The proposed Low Residential use would be compatible with existing Low Residential uses that the neighborhood is designated for. Due to the urbanized nature of the area, a moderate level of ambient nighttime light already exists. Nighttime lighting sources include streetlights, vehicle headlights, and interior and exterior building illumination. The proposed Project would have low intensity lighting and be consistent with lighting associated with similar residences in the surrounding area and neighborhood. Therefore, the proposed Project is not expected to create a new source of substantial light or glare that could adversely affect day or nighttime views, and impacts would be less than significant.

II. AGRICULTURE AND FORESTRY RESOURCES

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

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

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

No Impact. A significant impact would occur if the proposed Project would convert valued farmland to non-agricultural uses. The Project site is vacant but located in an urbanized area and surrounded by single- and multi-family residences. No farmland, agricultural uses, or

related operations are present within the Project site or surrounding area. Due to its urban setting, the Project site and surrounding area are not included in the Farmland Mapping and Monitoring Program of the California Resources Agency. Therefore, the proposed Project would not convert any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use, and no impact would occur.

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

No Impact. A significant impact would occur if the proposed Project conflicted with existing zoning or caused rezoning of forest land or timberland, or resulted in the loss of forest land or in the conversion of forest land to non-forest use. The Project site and the surrounding area are not zoned for forest land or timberland. Accordingly, the proposed Project would not conflict with forest land or timberland zoning or result in the loss of forest land or conversion of forest land to non-forest use. Therefore, no impact would occur.

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

No Impact. A significant impact would occur if the proposed Project conflicted with existing zoning or caused rezoning of forest land or timberland, or resulted in the loss of forest land or in the conversion of forest land to non-forest use. The Project site and the surrounding area are not zoned for forest land or timberland. Accordingly, the proposed Project would not conflict with forest land or timberland zoning or result in the loss of forest land or conversion of forest land to non-forest use. Therefore, no impact would occur.

d) 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. A significant impact would occur if the proposed Project caused the conversion of farmland to non-agricultural use. The Project site does not contain farmland, forestland, or timberland. Therefore, no impacts would occur.

III. AIR QUALITY

Where available, the significance criteria established by the South Coast Air Quality Management District (SCAQMD) may be relied upon to make the following determinations.

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

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

Less-Than-Significant Impact. The South Coast Air Quality Management District (SCAQMD) is the agency primarily responsible for comprehensive air pollution control in the South Coast Air Basin and reducing emissions from area and point stationary, mobile, and indirect sources. SCAQMD prepared the 2012 Air Quality Management Plan (AQMP) to meet federal and state ambient air quality standards. The AQMP incorporates planning projections from the City (consistent with its General Plan), and the proposed Project is not expected to conflict with the AQMP or obstruct its implementation. A significant air quality impact may occur if a project is inconsistent with the AQMP or would in some way represent a substantial hindrance to employing the policies or obtaining the goals of that plan.

The proposed Project would construct four (4) new single-family dwellings on four (4) different lots (one on each parcel). The Northeast Los Angeles Community Plan designates the Project site as Low Residential. Because the proposed Project would construct one (1) single-family dwelling on each parcel, it would be consistent with the Northeast Los Angeles Community Plan (Land Use element of the General Plan), and the Air Quality Element of the City's General Plan. The proposed Project is not expected to conflict with or obstruct the implementation of the AQMP and SCAQMD rules. The proposed Project is also subject to the City's Green Building Program Ordinance (Ord. No. 179,890), which was adopted to reduce the use of natural resources, create healthier living environments, and minimize the negative impacts of development on local, regional and global ecosystems. Therefore, impacts would be less than significant.

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

Less-Than-Significant Impact. The Project will produce fugitive dust and mobile source emissions as a result of construction activity. The proposed Project and the entire Los Angeles metropolitan area are located within the South Coast Air Basin, which is characterized by relatively poor air quality. The Basin is currently classified as a federal and State non-attainment area for Ozone (O₃), Respirable Particulate Matter (PM₁₀ and PM_{2.5}), and lead (Pb) and a federal attainment/maintenance area for Carbon Monoxide (CO). It is classified as a State attainment area for CO, and it currently meets the federal and State standards for Nitrogen Dioxide (NO₂), Sulfur Oxides (SO_x), and lead (Pb). Because the Basin is designated as a State and/or federal nonattainment air basin for O₃, PM₁₀, PM_{2.5}, and NO₂, there is an on-going regional cumulative impact associated with these pollutants. However, an individual project can emit these pollutants without significantly contributing to this cumulative impact depending on the magnitude of emissions. This magnitude is determined by the project-level significance thresholds established by the SCAQMD. The Project would be subject to regulatory compliance measures, which reduce the impacts of operational and construction regional emissions. A project of this size (four units) would not likely exceed the project-level SCAQMD localized significance thresholds for criteria air pollutants and the impact would be less than significant.

c) Expose sensitive receptors to substantial pollutant concentrations?

Less-Than-Significant Impact. A significant impact would occur if the proposed Project were to expose sensitive receptors to pollutant concentrations. The SCAQMD identifies the following as sensitive receptors: long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, childcare centers, and athletic facilities. The Project site is surrounded by residential uses. The Project is subject to, grading, and construction standards to mitigate air pollution and dust impacts. Additionally, the Project is not expected to contribute to pollutant concentrations or expose surrounding residences and other sensitive receptors to substantial pollutant concentrations. The Project is required to meet SCAQMD District Rule 403 as well as the City's requirements for demolition, grading, and construction related to air pollution. Therefore, construction and operation of the Project would result in a less than significant impact for both localized and regional air pollution emissions.

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

Less-Than-Significant Impact. Potential sources that may emit odors during construction activities include equipment exhaust and architectural coatings. Odors from these sources would be localized and generally confined to the immediate area surrounding the Project site. The proposed Project would utilize typical construction techniques, and the odors would be typical of most construction sites and temporary in nature. Construction of the proposed Project would not cause an odor nuisance. According to the SCAQMD CEQA Air Quality Handbook, land uses and industrial operations that are associated with odor complaints include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies and fiberglass molding. The proposed Project does not include these land uses or industrial operations. Therefore, the proposed Project will not create new objectionable odors during operation.

IV. BIOLOGICAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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. Per the Biological Resources Report (Appendix A) submitted to the file updated January 2023, by Matthew South, Principal Biologist of South Environmental, no special-status wildlife species were observed within the Project site.

Although Cooper's Hawk, a state Watchlist species, has a potential to occur on the site; Watchlist species are not considered rare, threatened or endangered and not afforded special protections outside the Federal Migratory Bird Treaty Act (MBTA) (Title 33, United States Code, Section 703 et seq., see also Title 50, Code of Federal Regulation, Part 10) and Section 3503 of the California Department of Fish and Wildlife (CDFW) Code. The proposed Project would be required to comply with both the California Fish and Game Code (CFGC) and the MBTA which protect migratory birds that may use habitat on or adjacent to the Project site for nesting and may be disturbed during construction of the proposed Project. As a result, the Project shall comply with the regulatory compliance measures detailed below, which would ensure that no significant impacts to nesting birds would occur.

Regulatory Compliance Measures (Nesting Native Birds, Hillside or Rural Areas)

- Ground disturbing activities and vegetation removal should be timed to occur outside the bird nesting season (September 1 – January 31).
- If ground disturbing activities or vegetation removal are scheduled during the bird nesting season (February 1 – August 31) a preconstruction survey for nesting birds shall be conducted within 72 hours prior to those activities. The survey shall be conducted by a qualified biologist with prior experience conducting nesting bird surveys for construction projects.
- If active nests are found the biologist will map the location and document the species and nesting stage. A no-work buffer will be established around the active nest as determined by the qualified biologist and based on the species sensitivity to disturbance and the type and duration of the disturbance. No construction activities shall occur within the no-work buffer until the biologist has determined the nest is no longer active.

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

Less Than Significant Impact. A significant impact would occur if any riparian habitat or natural community would be lost or destroyed as a result of urban development. The Project site does not contain riparian habitat and does not contain any streams or water courses necessary to support riparian habitat. Disturbed California walnut groves (*Juglans californica* Woodland Alliance as described by The Manual of California Vegetation Online) is the only plant community that occurs in the project area. However, since the southern California black walnut only make up approximately 25% of the relative canopy cover this does not satisfy the membership rules from the Manual, as a result, does not meet the technical definition of a sensitive natural community. Furthermore, this community has been highly disturbed and severely degraded due to the surrounding development, fuel modification, and dominance of non-native, invasive, and landscaping plants. Cooper's hawk is the only special-status species that has potential to occur on the project site because it is frequently found in urbanized woodlands; although, Cooper's hawk is a watchlist species, it is not considered rare, threatened, or endangered. The habitat on the site is not the preferred riparian natural woodlands that Cooper's hawk would typically be associated with and the loss of approximately 0.5-acre of disturbed woodlands would not be a significant reduction in habitat for this species. Therefore, the proposed Project would not have a significant effect on riparian habitat or other sensitive natural community identified in local or regional plans, policies,

regulations or by the California Department of Fish and Wildlife (CDFW) or the United States Fish and Wildlife Services (USFWS), and no impacts would occur.

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

No Impact. A significant impact would occur if federally protected wetlands would be modified or removed by a project. The Project site does not contain any federally protected wetlands, wetland resources, or other waters of the United States as defined by Section 404 of the Clean Water Act. The Project site is located in a highly urbanized area surrounded by land that is developed with residential uses. Therefore, the proposed Project would not have any effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means, and no impacts would 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. A significant impact would occur if the proposed Project would interfere with, or remove access to, a migratory wildlife corridor or impede use of native wildlife nursery sites. Due to the highly urbanized nature of the Project site and surrounding area, the lack of a major water body, and the lack of a sensitive natural community, the Project site does not support habitat for native resident or migratory species or contain native nurseries. Per the Biological Resources Report (Appendix A) updated January 2023 prepared by Matthew South, Principal Biologist of South Environmental, the Project site does not occur within any designated wildlife corridors or habitat linkages and is generally isolated by residential development. Therefore, the proposed Project would not interfere with wildlife movement or impede the use of native wildlife nursery sites, and impacts would be 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 with Mitigation Incorporated. A significant impact would occur if the proposed Project would be inconsistent with local regulations pertaining to biological resources. The proposed Project would not conflict with any policies or ordinances protecting biological resources, such as the City of Los Angeles Protected Tree Ordinance (No. 177,404) while following the listed regulatory and mitigation measures.

A Tree Report (dated February 3, 2022) prepared by Jan C. Scow, ISA (International Society of Arboriculture) Certified Master (Appendix C) provided information for the four (4) lots that propose removal of Protected trees and shrubs, as well as Significant trees. Per the report, the Project site contains 19 Protected trees (one (1) live oak and 16 black walnuts), two (2) Protected shrubs (Toyon), and 15 Significant trees (various species). The Tree Report (Appendix C) also cites six (6) off-site (three (3) Protected, three (3) Significant) trees on surrounding properties considered for site development. Of those off property trees two (2) Significant trees were removed for safety, two (2) Protected trees will be pruned for construction clearance, and one (1) Significant and one (1) Protected tree will be preserved in place.

The proposed Project is conditioned to comply with the Protected Tree Ordinance and the City's Regulatory Compliance Measures (RCMs); 13 black walnuts, one (1) California live oak, and two (2) Toyon shrubs are proposed for removal and shall be replaced at a 4:1 ratio, for a total of 64 replacement like for like specimens. Additionally, 12 Significant trees of various species are proposed for removal and shall be replaced at a 1:1 ratio, per the Mount Washington-Glassell Park Specific Plan, for a total of 12 additional replacement black walnuts. The Tree Report includes detailed replacement plans for the Protected Trees on-site and were submitted to and approved for accuracy by the City's Urban Forestry Division. The proposed Project would be required to comply with the provisions of the Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code (CFGC). Both the MBTA and CDFW protects migratory birds that may use trees on or adjacent to the Project site for nesting and may be disturbed during construction of the proposed Project. As a result, the Project shall comply with the regulatory compliance measures and mitigation measures detailed below, which would ensure that no significant impacts to any local policies or ordinances protecting biological resources would occur.

Regulatory Compliance Measures (Removal of Protected and Significant Trees)

- Prior to construction of the proposed developments tree permits shall be obtained for the removal and encroachment of protected trees.
- Protected trees (California black walnut and coast live oak protected by the City of Los Angeles Protected Tree Ordinance) that are removed during the project will be replaced with the same species at a 4:1 ratio.
- Protected shrubs (Toyon protected by the City of Los Angeles Protected Tree Ordinance) that are removed during the project will be replaced with the same species at a 4:1 ratio.
- Significant trees protected by the Mount Washington/Glassell Park Specific Plan will be replaced with the same species at a 1:1 ratio.

Mitigation Measures (Preservation of Protected and Significant Trees)

- Protective fencing shall be installed prior to demolition, grubbing, and grading activities as shown on the Protected Tree Plan (Appendix E). The Project Arborist shall inspect all protective fencing prior to any work commencing on the site.
- Project Arborist shall be on-site, as required, prior to:
 - property clearing or grading;
 - any digging, excavating, trenching, or building within the canopy dripline of any protected tree;
 - any pruning of any protected tree's canopy or roots;
 - commencement of any other activity within the canopy dripline of a protected tree.
- Project landscaping around existing mature walnut trees shall adhere to the following guidelines:
 - No planting of any type, irrigation, or irrigation overspray shall occur within ten feet of any trunk;

- Only drought tolerant or native plants shall be planted within twenty feet of any trunk;
- Three (3) inches of organic mulch should be maintained within twenty feet of all trunks;
- Underground irrigation lines shall be kept out of the tree dripline

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 Project site and its vicinity are not part of any draft or adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, the proposed Project would not conflict with the provisions of any adopted conservation plan, and no impacts would occur.

V. CULTURAL RESOURCES

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

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

No Impact. A significant impact would occur if the proposed Project would substantially alter the environmental context of or remove identified historical resources. The property is currently vacant and no such resources exist. No impact would occur.

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

Less Than Significant Impact. A significant impact would occur if a known or unknown archaeological resource would be removed, altered, or destroyed as a result of the proposed development. Section 15064.5 of the State CEQA Guidelines defines significant archaeological resources as resources that meet the criteria for historical resources or resources that constitute unique archaeological resources. A project-related significant impact could occur if a project would significantly affect archaeological resources that fall under either of these categories.

If archaeological resources are discovered during excavation, grading, or construction activities, work shall cease in the area of the find until a qualified archaeologist has evaluated the find in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. Per regulatory compliance measures, personnel of the proposed Project shall not collect or move any archaeological materials and associated materials. Construction activity may continue unimpeded on other portions of the Project site. The found deposits would be treated in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. Therefore, the impact would be less than significant.

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

No Impact. A significant impact would occur if previously interred human remains would be disturbed during excavation of the Project site. Human remains could be encountered during excavation and grading activities associated with the proposed Project. While no formal cemeteries, other places of human interment, or burial grounds or sites are known to occur within the Project area, there is always a possibility that human remains can be encountered during construction.

If human remains are encountered unexpectedly during construction demolition and/or grading activities, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to California Public Resources Code (PRC) Section 5097.98. If human remains of Native American origin are discovered during project construction, compliance with state laws, which fall within the jurisdiction of the Native American Heritage Commission (NAHC) (Public Resource Code Section 5097), relating to the disposition of Native American burials will be adhered to. Therefore, the impact would be less than significant.

VI. ENERGY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

Would the project:

- a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? Potentially Significant Impact, Less Than Significant with Mitigation Incorporated, Less Than Significant Impact, No Impact
- b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? Potentially Significant Impact, Less Than Significant with Mitigation Incorporated, Less Than Significant Impact, No Impact

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

Less Than Significant Impact. The proposed Project would be designed and operated in accordance with the applicable State Building Code Title 24 regulations and City of Los Angeles Green Building Code, which impose energy conservation measures. The majority of the energy usage in the proposed Project would consist of lighting, climate control, and appliance operation. Adherence to the aforementioned energy requirements will ensure conformance with the State’s goal of promoting energy and lighting efficiency. As such, impacts of the proposed Project would be less than significant.

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

Less Than Significant Impact. The proposed Project involves the construction, use, and maintenance of four (4) single-family dwellings. The proposed Project’s improvements and operations would be in accordance with applicable State Building Code Title 24 regulations and City of Los Angeles Green Building Code, which impose energy conservation measures. As such, impacts of the proposed Project would be less than significant.

VII. GEOLOGY AND SOILS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Directly or indirectly cause substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Be located on a geologic unit that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

No Impact. A significant impact would occur if the proposed Project would cause personal injury or death or result in property damage as a result of a fault rupture occurring on the Project site and if the Project site is located within a State-designated Alquist-Priolo Zone or other designated fault zone. The subject site is not within an Alquist-Priolo Earthquake Fault Zone or other designated fault zone. The nearest fault zone, Upper Elysian Park, is located approximately 2.36 km from the Project site. Therefore, no impacts would occur.

- ii. **Strong seismic ground shaking?**

Less Than Significant Impact. A significant impact would occur if the proposed Project would cause personal injury or death or resulted in property damage as a result of seismic ground shaking. The entire Southern California region is susceptible to strong ground shaking from severe earthquakes. Consequently, development of the proposed Project could expose people and structures to strong seismic ground shaking. However, the proposed Project would be designed and constructed in accordance with State and local Building Codes to reduce the potential for exposure of people or structures to seismic risks to the maximum extent possible. The proposed Project would be required to comply with the California Department of Conservation, Division of Mines and Geology (CDMG), which provides guidance for the evaluation and mitigation of earthquake-related hazards, and with the seismic safety requirements in the Uniform Building Code (UBC) and the LAMC. Compliance with such requirements would reduce seismic ground shaking impacts to the maximum extent practicable with current engineering practices. Therefore, impacts related to strong seismic ground shaking would be less than significant.

- iii. **Seismic-related ground failure, including liquefaction?**

Less Than Significant Impact. A significant impact may occur if a proposed Project site is located within a liquefaction zone. Liquefaction is the loss of soil strength or stiffness due to a buildup of pore-water pressure during severe ground shaking. While the subject site is not located within a Liquefaction Zone, specific RCMs in the City of Los Angeles regulate the grading and construction of projects in these particular types of locations and will reduce any potential impacts to less than significant. RCMs include the Uniform Building Code Chapter 18, Division 1, Section 1804.5: Liquefaction Potential and Soil Strength Loss. These RCMs have been historically proven to work to the satisfaction of the City Engineer to reduce any impacts from the specific environment the project is located. Therefore, impacts related to seismic-related ground failure, including liquefaction, would be less than significant.

- iv. **Landslides?**

Less Than Significant Impact. A significant impact may occur if a proposed Project would be implemented on a site that would be located in a hillside area with unstable geological condition or soil types that would be susceptible to failure when saturated. While the subject site is located within the Hillside Area, it is not located within a Landslide Area. The applicant

submitted a geology and soils report to the Department of Building and Safety for review. The Building and Safety, Grading Division issued Soils Approval Letter dated May 22, 2018 (Log Reference #99371-01) (Appendix B) and their conditions are incorporated herein, by reference. As such, impacts related to landslides would be less than significant.

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

Less Than Significant Impact. A significant impact would occur if construction activities or future uses would result in substantial soil erosion or loss of topsoil. Construction of the proposed Project would result in ground surface disturbance during site clearance, excavation, and grading, which could create the potential for soil erosion to occur. Nevertheless, construction activities would be performed in accordance with the requirements of the Los Angeles Building Code and the Los Angeles Regional Water Quality Control Board (LARWQBC) through the City's Stormwater Management Division. In addition, the Project would be required to develop a Storm Water Pollution Prevention Plan (SWPPP) which would require implementation of an erosion control plan to reduce the potential for wind or waterborne erosion during the construction process. Furthermore, all onsite grading and site preparation would comply with applicable provisions of Chapter IX, Division 70 of the LAMC, and conditions imposed by the City of Los Angeles Department of Building and Safety. The project site is located within a Special Grading Area (BOE Basic Grid Map A-13372), and the applicant is proposing approximately 366 cubic yards of soil cut and export. Therefore, project impacts would be less than significant.

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

Less Than Significant Impact. A significant impact would occur if any unstable geological conditions would result in any type of geological failure, including lateral spreading, off-site landslides, liquefaction, or collapse. Development of the proposed Project would not have the potential to expose people and structures to seismic-related ground failure, including liquefaction and landslide (see VII a-e for these issues).

Subsidence and ground collapse generally occur in areas with active groundwater withdrawal or petroleum production. According to the California Geologic Energy Management Division's (CalGEM) Well Finder tool, the Project site is not identified as being located in an oil field or within an oil drilling area. The proposed Project would be required to implement standard construction practices that would ensure that the integrity of the Project site and the proposed structures is maintained. Construction will be required by the Department of Building and Safety to comply with the City of Los Angeles Uniform Building Code (UBC) which is designed to assure safe construction and includes building foundation requirements appropriate to site conditions. The potential for landslide lateral spreading, subsidence, liquefaction or collapse would be less than significant.

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

Less Than Significant Impact. A significant impact would occur if the proposed Project would be built on expansive soils without proper site preparation or design features to provide adequate foundations for project buildings, thus, posing a hazard to life and property. Expansive soils have relatively high clay mineral and expand with the addition of water and

shrink when dried, which can cause damage to overlying structures. However, the proposed Project would be required to comply with the requirements of the UBC, LAMC, and other applicable building codes. Compliance with such requirements would reduce impacts related to expansive soils, and impacts would 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. A project would cause a significant impact if adequate wastewater disposal is not available. The Project site is located in a highly urbanized area, where wastewater infrastructure is currently in place. The proposed Project would connect to existing sewer lines that serve the Project site and would not use septic tanks or alternative wastewater disposal systems. Therefore, no impacts would occur.

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

Less Than Significant Impact. There is a potential for buried paleontological resources to be found within the Project site. If paleontological resources are discovered during excavation, grading, or construction, the City of Los Angeles Department of Building and Safety will be notified immediately, and all work will cease in the area of the find until a qualified paleontologist evaluates the find. Construction activity may continue unimpeded on other portions of the Project site. The paleontologist shall determine the location, the time frame, and the extent to which any monitoring of earthmoving activities shall be required. The found deposits would be treated in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. Therefore, impacts would be less than significant.

VIII. GREENHOUSE GAS EMISSIONS

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

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

Less Than Significant Impact. Greenhouse gases (GHG) are those gaseous constituents of the atmosphere, both natural and anthropogenic (human generated), that absorb and emit radiation at specific wavelengths within the spectrum of terrestrial radiation emitted by the earth's surface, the atmosphere itself, and by clouds. The City has adopted the LA Green Plan to provide a citywide plan for achieving the City's GHG emissions targets, for both existing and future generation of GHG emissions. In order to implement the goal of improving energy conservation and efficiency, the Los Angeles City Council has adopted multiple ordinances and updates to establish the current Los Angeles Green Building Code (LAGBC) (Ordinance No. 181.480). As the LAGBC includes applicable provisions of the State's CALGreen Code, a new project that can demonstrate it complies with the LAGBC is considered consistent with statewide GHG reduction goals and policies including AB32 (California Global Warming Solutions Act of 2006). Through required implementation of the LAGBC, the proposed Project would be consistent with local and statewide goals and policies aimed at reducing the generation of GHGs. Therefore, the proposed Project's generation of GHG emissions would not make a cumulatively considerable contribution to emissions. Impacts will be less than significant.

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

Less Than Significant Impact. The California legislature passed Senate Bill (SB) 375 to connect regional transportation planning to land use decisions made at a local level. SB 375 requires the metropolitan planning organizations to prepare a Sustainable Communities Strategy (SCS) in their regional transportation plans to achieve the per capita GHG reduction targets. For the SCAG region, the SCS is contained in the 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). The 2016-2040 RTP/SCS focuses the majority of new housing and job growth in high-quality transit areas and other opportunity areas on existing main streets, in downtowns, and commercial corridors, resulting in more opportunity for transit-oriented development. In addition, SB 743, adopted September 27,

2013, encourages land use and transportation planning decisions that reduce vehicle miles traveled, which contribute to GHG emissions, as required by AB 32. The Project would provide infill residential development [proximate to a major transportation corridor (i.e., Figueroa Street)] and would not interfere with SCAG's ability to implement the regional strategies outlined in the 2016-2040 RTP/SCS. The proposed Project, therefore, would be consistent with statewide, regional and local goals and policies aimed at reducing GHG emissions and would result in a less than significant impact related to plans that target the reduction of GHG emissions.

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Less Than Significant Impact. A significant impact would occur if the proposed Project would create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Construction of the proposed Project would involve the

temporary use of potentially hazardous materials, including vehicle fuels, oils, and transmission fluids. Operation of the Project would involve the limited use and storage of common hazardous substances typical of those used in residential developments, including lubricants, paints, solvents, custodial products (e.g., cleaning supplies), pesticides and other landscaping supplies, and vehicle fuels, oils, and transmission fluids. No uses or activities are proposed that would result in the use or discharge of unregulated hazardous materials and/or substances, or create a public hazard through transport, use, or disposal. As a residential development, the proposed Project would not involve large quantities of hazardous materials that would require routine transport, use, or disposal. With compliance to applicable standards and regulations and adherence to manufacturer's instructions related to the transport, use, or disposal of hazardous materials, the proposed Project would not create a significant hazard through the routine transport, use, or disposal of hazardous materials, and impacts would be less than significant.

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

No Impact. A significant impact would occur if the proposed Project created a significant hazard to the public or environment due to a reasonably foreseeable release of hazardous materials. There are no existing structures on-site which would cause release of hazardous materials in their demolition. Additionally, all construction-related activities would be done in conformance with applicable regulations. Operation of the Project would involve the related use of substances typical of those used in residential developments. Therefore, no impact would occur.

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

No Impact. There are no schools within one-quarter mile of the Project. The nearest schools to the Project site are Florence Nightingale Middle School located at 3311 North Figueroa Street and Loreto Street Elementary School located at 3408 Arroyo Seco Avenue, both are approximately 2000 ft southwest of the Project site. Additionally, the proposed Project is a residential development that would not emit hazardous emissions or hazardous materials. Haul truck emissions are not expected to result in significant impacts to schools because the particulate matter from haul truck exhaust would not be substantial and construction would be short-term. Therefore, no impact would occur.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment?

No Impact. A significant impact would occur if the Project site is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and would create a significant hazard to the public or the environment. The California Department of Toxic Substances Control (DTSC) maintains a database (EnviroStor) that provides access to detailed information on hazardous waste permitted sites and corrective action facilities, as well as existing site cleanup information. EnviroStor also provides information on investigation, cleanup, permitting, and/or corrective actions that are planned, being conducted, or have been completed under DTSC's oversight. A review of EnviroStor did not identify any records of hazardous waste facilities on the Project site. Therefore, the proposed

Project would not be located on a site that is included on a list of hazardous materials sites or create a significant hazard to the public or the environment, and no impact would occur.

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 in an airport land use plan area, or within two (2) miles of any public or public use airports, or private air strips. Therefore, the proposed Project would not result in a safety hazard for people residing or working in the project area, and no impacts would occur.

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

No Impact. The nearest emergency route is Figueroa Street, approximately 0.2 miles (1000 feet) to the southeast of the Project site (Los Angeles County Department of Public Works, Disaster Route Maps) The proposed Project would not require the closure of any public or private streets and would not impede emergency vehicle access to the Project site or surrounding area. Additionally, emergency access to and from the Project site would be provided in accordance with requirements of the Los Angeles Fire Department (LAFD). Therefore, the proposed Project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, and no impact would occur.

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

Less Than Significant Impact. A significant impact would occur if the proposed Project exposed people and structures to high risk of wildfire. The Project site is located in a Very High Fire Severity Zone in the hills, which is subject to wildland fires. However, the proposed Project would be designed and constructed in accordance with State and local Building and Fire Codes, including installing sprinklers and planting fire resistant landscaping as appropriate, to reduce the potential for exposure of people or structures to wildfires to the maximum extent possible. Therefore, the impact of the Project in exposing people or structures to a risk of loss, injury, or death involving wildland fires, would be less than significant.

X. HYDROLOGY AND WATER QUALITY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i. Result in substantial erosion or siltation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Less Than Significant Impact. A significant impact would occur if the proposed Project discharges water that does not meet the quality standards of agencies which regulate surface water quality and water discharge into storm water drainage systems, or does not comply with all applicable regulations as governed by the Los Angeles Regional Water Quality Control Board (LARWQCB). As is typical of most nonindustrial urban development, stormwater runoff

from the proposed Project has the potential to introduce small amounts of pollutants into the stormwater system. Pollutants would be associated with runoff from landscaped areas (pesticides and fertilizers) and paved surfaces (ordinary household cleaners). Thus, the proposed Project would be required to comply with the National Pollutant Discharge Elimination System (NPDES) standards and the City's Stormwater and Urban Runoff Pollution Control regulations (Ordinance No. 172,176 and No. 173,494) to ensure pollutant loads from the Project site are minimized for downstream receiving waters. The Stormwater and Urban Runoff Pollution Control Ordinances contain requirements for construction activities and operation of development and redevelopment projects to integrate low impact development practices and standards for stormwater pollution mitigation, and maximize open, green and pervious space on all developments and redevelopments consistent with the City's landscape ordinance and other related requirements in the City's Development BMPs Handbook. Conformance would be ensured during the permitting process with the Department of Building & Safety. Therefore, the Project would not violate water quality standards, waste discharge requirements, or stormwater NPDES permits or otherwise substantially degrade water quality, and project impacts would 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. A significant impact would occur if the proposed Project would substantially deplete groundwater or interferes with groundwater recharge. The proposed Project would not require the use of groundwater at the Project site. Potable water would be supplied by the Los Angeles Department of Water and Power (LADWP), which draws its water supplies from distant sources for which it conducts its own assessment and mitigation of potential environmental impacts. Therefore, the Project would not require direct additions or withdrawals of groundwater. Excavation to accommodate subterranean levels is not proposed at a depth that would result in the interception of existing aquifers or penetration of the existing water table. In addition, the City's Stormwater and Urban Runoff Pollution Control regulations (Ordinance No. 172,176 and No. 173,494) contain requirements for construction activities and operation of development and redevelopment projects to integrate low impact development practices and standards for stormwater and to maximize open, green and pervious space on all developments and redevelopments consistent with the City's landscape ordinance and other related requirements in the City's Development BMPs Handbook. Conformance would be ensured during the permitting process with the Department of Building & Safety. Therefore, the Project would not impact groundwater supplies or groundwater recharge, and project impacts would be less than significant..

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

i. Result in substantial erosion or siltation on- or off-site;

Less Than Significant Impact. A significant impact would occur if the proposed Project would substantially alter the drainage pattern of an existing stream or river so that erosion or siltation would result. There are no streams or rivers located in the project vicinity. Project construction would temporarily expose on-site soils to surface water runoff. However, compliance with construction-related BMPs and/or the Storm Water Pollution Prevention Plan (SWPPP) would control and minimize erosion and siltation. During project operation, storm water or any runoff

irrigation waters would be directed into existing storm drains that are currently receiving surface water runoff under existing conditions. Therefore, alterations to existing drainage patterns within the Project site and surrounding area such that it would cause significant on- or off-site erosion or siltation would not occur, and project impacts would be less than significant.

ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;

Less Than Significant Impact. A Significant impact would occur if the proposed Project would substantially alter the drainage pattern of an existing stream or river such that flooding would result. As discussed above, there are no streams or rivers located in the project vicinity. During operation of the Project, storm water or any runoff irrigation waters would be directed into existing storm drains that are currently receiving surface water runoff under existing conditions. Therefore, alterations to existing drainage patterns within the site and surrounding area such that it would cause significant on- or off-site flooding would not occur, and project impacts would be less than significant.

iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or

Less Than Significant Impact. A Significant impact would occur if runoff water would exceed the capacity of existing or planned storm drain systems serving the Project site, or if the proposed Project would substantially increase the probability that polluted runoff would reach the storm drain system. The City's Stormwater and Urban Runoff Pollution Control regulations (Ordinance No. 172,176 and No. 173,494) contain requirements for construction activities and operation of development and redevelopment projects to integrate low impact development practices and standards for stormwater and other related requirements in the City's Development BMPs Handbook. Such regulations and practices are designed in consideration of existing and planned stormwater drainage systems. Conformance would be ensured during the permitting process with the Department of Building & Safety. Therefore, water runoff during construction activities and operation of the Project would not exceed the capacity of existing or planned drainage systems, and project impacts would be less than significant.

iv. Impede or redirect flood flows?

No Impact. A significant impact would occur if the proposed Project included housing and would be located within a 100-year or 500-year floodplain or would impede or redirect flood flows. According to the Federal Emergency Management Agency Flood Insurance Rate Map, the subject property is not located within a Flood Zone; and according to the City of Los Angeles, Department of Public Works, Bureau of Engineering, NavigateLA mapping tool, Flood Zone Report, the subject property is not located within a 100-year or 500-year flood plain. Therefore, while the Project does include housing, it is not located within a 100-year or 500-year flood plain, and no impact would occur.

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

No Impact. The property is not in a tsunami inundation zone or flood zone (ZIMAS), and no water bodies (subject to seiche) are located in the project area. In addition, the proposed

Project is a residential project that would not store hazardous materials. Therefore, the proposed Project would not result in a risk of pollutant releases resulting from inundation. No impact would occur.

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

Less Than Significant Impact. Potential pollutants generated by the Project would be typical of residential land uses and may include sediment, nutrients, pesticides, pathogens, trash and debris, oil and grease, and metals. The implementation of BMPs required by the City's Low Impact Development (LID) Ordinance would target these pollutants that could potentially be carried in stormwater runoff. Implementation of the LID measures on the Project site would result in an improvement in surface water quality runoff as compared to existing conditions. As such, the Project would not conflict with or obstruct any water quality control plans. Compliance with existing regulatory requirements and implementation of LID BMPs, the Project would not conflict with or obstruct implementation of a water quality control plan or a sustainable groundwater management plan. Impacts would be less than significant.

XI. LAND USE AND PLANNING

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

a) Physically divide an established community?

No Impact. The existing parcels that comprise the four (4) vacant lots of the Project site are zoned R1-1 (designated for single-family dwellings). The proposed Project would develop a new single-family dwelling on each parcel. A significant impact would occur if the proposed Project would be sufficiently large or configured in such a way so as to create a physical barrier within an established community. A physical division of an established community is caused by an impediment to through travel or a physical barrier, such as a new freeway with limited access between neighborhoods on either side of the freeway, or major street closures. The proposed Project would not involve any street vacation or closure or result in development of new thoroughfares or highways. The proposed Project, the construction of four (4) four new single-family homes in an urbanized area in Los Angeles, would not divide an established community. Therefore, no impact would occur.

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

No Impact. A significant impact may occur if a project is inconsistent with the General Plan or zoning designations currently applicable to the Project site, and would cause adverse environmental effects, which the General Plan and zoning ordinance are designed to avoid or mitigate. The site is located within the Northeast Los Angeles Community Plan Area. The site is zoned R1-1, with a General Plan land use designation of Low Residential. The proposed Project would be comprised of four (4) single-family dwellings. Residential uses are permitted in R1 zoned lots within the Mount Washington-Glassell Park Specific Plan with a Floor Area Ratio (FAR) of 0.5:1 for lots less than 5,000 square-feet in area. The proposed Project would conform to the allowable land uses pursuant to the Los Angeles Municipal Code. Impacts related to land use have been mitigated elsewhere, or are addressed through compliance with existing regulations. Therefore, no impact would occur.

XII. MINERAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

No Impact. A significant impact would occur if the proposed Project would result in the loss of availability of known mineral resources of regional value or locally-important mineral resource recovery site. The Project site is not classified by the City as containing significant mineral deposits nor is it designated for mineral extraction land use. In addition, the Project site is not identified by the City as being located in an oil field or within an oil drilling area. Therefore, the proposed Project would not result in the loss of availability of any known, regionally- or locally-valuable mineral resource, and no impact would occur.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

No Impact. A significant impact would occur if the proposed Project would result in the loss of availability of known mineral resources of regional value or locally important mineral resource recovery site. The Project site is not classified by the City as containing significant mineral deposits nor is it designated for mineral extraction land use. In addition, the Project site is not identified by the City as being located in an oil field or within an oil drilling area. Therefore, the proposed Project would not result in the loss of availability of any known, regionally or locally valuable mineral resource, and no impact would occur.

XIII. NOISE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Generation of excessive ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Less Than Significant Impact. A significant impact would occur if exposure of persons to or generation of noise levels are in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. The City of Los Angeles has established policies and regulations concerning the generation and control of noise that could adversely affect its citizens and noise-sensitive land uses. Construction activity would result in temporary increases in ambient noise levels in the project area on an intermittent basis. Noise levels would fluctuate depending on the construction phase, equipment type and duration of use, distance between the noise source and receptor, and presence or absence of noise attenuation barriers. Construction noise for the Project will cause a temporary increase in the ambient noise levels but will be subject to the LAMC Sections 112.05 (Maximum Noise Level of Powered Equipment or Powered Hand Tools) and 41.40 (Noise Due to Construction, Excavation Work – When Prohibited) regarding construction hours and construction equipment noise thresholds. Construction and demolition shall be restricted to the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturday. The potential for excessive noise would be further reduced with compliance with the City of Los Angeles Noise Ordinance No. 161,574, and any subsequent ordinances which prohibits the emission of creation of noise beyond certain levels at adjacent uses unless technically infeasible. Therefore, project impacts would be less than significant.

b) Generation of excessive ground borne vibration or ground borne noise levels?

Less Than Significant Impact. Construction activities can generate varying degrees of vibration, depending on the construction procedures and the type of construction equipment used. The operation of construction equipment generates vibrations that spread through the ground and diminish with distance from the source. Unless heavy construction activities are conducted extremely close (within a few feet) to the neighboring structures, vibrations from construction activities rarely reach the levels that damage structures. By complying with regulations, the Project would result in a less-than-significant impact related to construction vibration.

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. A significant impact would occur if the proposed Project would expose people residing or working in the project area to excessive noise levels from a public airport or public use airport. The proposed Project is not located within two (2) miles of a public airport or public use airport. The Project site is outside of the Los Angeles International Airport Land Use Plan. Accordingly, the proposed Project would not expose people working or residing in the project area to excessive noise levels from a public airport or public use airport. Therefore, no impact would occur.

XIV. POPULATION AND HOUSING

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Less Than Significant Impact. A potentially significant impact would occur if the proposed Project would induce substantial population growth that would not have otherwise occurred as rapidly or in as great a magnitude. The proposed Project would result in the development of four (4) residential units. The increase in residential population resulting from the proposed Project would not be considered substantial in consideration of anticipated growth for the Northeast Los Angeles Community Plan and is within the Southern California Association of Governments’ (SCAG) 2020 population projections for the City in their 2016-2040 Regional Transportation Plan. The Project would meet a growing demand for housing near jobs and transportation centers, consistent with State, regional and local regulations designed to reduce trips and greenhouse gas emissions. Operation of the proposed Project would not induce substantial population growth in the project area, either directly or indirectly. The physical secondary or indirect impacts of population growth such as increased traffic or noise have been adequately addressed in other portions of this document. Therefore, the impact would be less than significant.

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

No Impact. The proposed Project would construct four (4) new single-family homes on four (4) vacant lots. The Project site is currently vacant and does not contain existing housing, and as such, no housing would be demolished. No impact would occur.

XV. PUBLIC SERVICES

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

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

a) Fire protection?

Less Than Significant Impact. A significant impact would occur if the Los Angeles Fire Department (LAFD) could not adequately serve the proposed Project, necessitating a new or physically altered station. The Project site is located within a Very High Fire Hazard Severity Zone. The Project site and the surrounding area are currently served by Los Angeles Fire Department Station 44 located at 1410 Cypress Avenue, approximately 0.9 miles northwest of the Project site. As part of the project planning process, the applicant has coordinated with the Fire Department to incorporate emergency service vehicle and infrastructure requirements.

The proposed Project would result in a net increase of four (4) units, which could increase the number of emergency calls and demand for LAFD fire and emergency services. To maintain the level of fire protection and emergency services, the LAFD may require additional fire personnel and equipment. However, given that there are existing fire stations are in close proximity to the Project site, it is not anticipated that there would be a need to build a new or expand an existing fire station to serve the proposed Project and maintain acceptable service ratios, response times, or other performance objectives for fire protection. By analyzing data from previous years and continuously monitoring current data regarding response times, types of incidents, and call frequencies, LAFD can shift resources to meet local demands for fire protection and emergency services. The proposed Project would neither create capacity or service level problems nor result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for fire protection. Therefore, the proposed Project would result in a less-than-significant impact.

b) Police protection?

Less Than Significant Impact. A significant impact would occur if the Los Angeles Police Department (LAPD) could not adequately serve the proposed Project, necessitating a new or physically altered station. The proposed Project would result in a net increase of four (4) units and could increase demand for police service. The Project site and the surrounding area are currently served by LAPD's the Northeast Community Police Station located at 3353 San Fernando Road, approximately 2.6 miles northwest of the Project site. Given that there is a police station in close proximity to the Project site, it is not anticipated that there would be a need to build a new or expand an existing police station to serve the proposed Project and maintain acceptable service ratios, response times, or other performance objectives for police protection. Therefore, the proposed Project would result in a less-than-significant impact.

c) Schools?

Less Than Significant Impact. A significant impact would occur if the proposed Project would include substantial employment or population growth, which could generate a demand for school facilities that would exceed the capacity of the school district. The proposed Project would add four (4) residential units, which could increase enrollment at schools that serve the area. However, development of the proposed Project would be subject to California Government Code Section 65995, which would allow LAUSD to collect impact fees from developers of new residential and commercial space. Conformance to California Government Code Section 65995 is deemed to provide full and complete mitigation of impacts to school facilities. Therefore, the proposed Project would result in a less-than-significant impact to public schools.

d) Parks?

Less Than Significant Impact. A significant impact would occur if the proposed Project would exceed the capacity or capability of the local park system to serve the proposed Project. The City of Los Angeles Department of Recreation and Parks (RAP) is responsible for the provision, maintenance, and operation of public recreational and park facilities and services in the City. The proposed Project would result in a net increase of four (4) units, which could result in increased demand for parks and recreation facilities. In addition, the payment of required impact fees by the proposed residential development within the City of Los Angeles per LAMC Sections 12.33 (and 17.12 and the City's Dwelling Unit Construction Tax) could offset some of the increased demand by helping fund new facilities, as well as the expansion of existing facilities. Therefore, the Project would not create capacity or service level problems or result in substantial physical impacts associated with the provision or new or altered parks facilities, and project impacts would be less than significant.

e) Other public facilities?

Less Than Significant Impact. The proposed Project would add four (4) single-family dwellings in a residential hillside area, which could result in increased demand for library services and resources of the LAPL System. The Cypress Park Branch Library is located approximately 0.6 miles northwest of the Project site. A significant impact would occur if the proposed Project would result in substantial employment or population growth that could generate a demand for other public facilities, including libraries, which exceed the capacity available to serve the Project site, necessitating new or physically altered public facilities, the construction of which would cause significant environmental impacts. The proposed Project

would result in a net increase of four (4) units, which could result in increased demand for library services and resources of the Los Angeles Public Library System. While the increase in population because of the proposed Project may create a demand for other public facilities, the Project would not create substantial capacity or service level problems that would require the provision of new or physically altered public facilities in order to maintain an acceptable level of other government services. Therefore, project impacts would be less than significant.

XVI. RECREATION

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Less Than Significant Impact. The provision of private recreation space and the payment of required impact fees by the proposed development per LAMC Section 12.33 would further offset some of the increased demand for recreational facilities by helping fund new facilities, as well as the expansion of existing facilities. Therefore, the Project would not create capacity or service level problems or result in substantial physical impacts associated with the provision or new or altered parks facilities, and project impacts would be less than significant.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Less Than Significant Impact. The proposed Project would not require the construction or expansion of recreational facilities beyond the limits of the Project site. Although the proposed Project would place some additional demands on park facilities, the increase in demand would be met through a combination of on-site amenities and existing parks in the project area. The proposed residential use's increased demands upon recreational facilities would not in and of itself result in the construction of a new park, which might have an adverse physical effect on the environment. Thus, impacts to park and recreational facilities would be less than significant.

XVII. TRANSPORTATION

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)(1)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Less Than Significant Impact. As the proposed Project represents a discretionary request for new hillside construction greater than 1,000 square feet on a street less than 24 feet in width, the Project Applicant was required to submit a Construction Traffic Management Plan for review by the City’s Department of Transportation (LADOT), in conjunction with LADOT’s Hillside Development Construction Traffic Management Guidelines released on June 16, 2020. These guidelines state the purpose of a Construction Traffic Management Plan is to address transportation concerns specific to hillside communities, including narrow streets, limited emergency access, and location in a Very High Fire Severity Zone. The proposed Project will be subject to the measures detailed in the Project’s Construction Traffic Management Plan reviewed and stamped-approved by LADOT on July 1, 2020 (Appendix D). Compliance with the Construction Traffic Management Plan will ensure that the proposed Project does not conflict with any programs, plans, ordinances, or policies addressing the City’s circulation system. The proposed measures in the Construction Traffic Management Plan include, but are not limited to, limiting construction to the hours allowed by the LAMC; the appointment of a Construction Liaison Officer (CLO) to respond to inquiries or concerns of surrounding residents as well as the general public; a project hotline for complaints or inquiries; on-site construction across four (4) separate phases; on-site parking for employees; construction barriers in accordance with City requirements; site security; and unobstructed emergency access to and from the site.

The potentially significant impacts relating to narrow hillside streets, limited emergency access, and location in a Very High Fire Severity Zone will also be addressed by the imposition of Regulatory Compliance Measures outlined in the Construction Traffic Management Plan. Therefore, the measures proposed in the Construction Traffic Management Plan dated July

1, 2020 (Appendix D) and transportation-related regulatory compliance measures, will reduce any impacts to the City's circulation system to less than significant.

b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?

Less Than Significant Impact. Generally, vehicle miles traveled (VMT) is the most appropriate measure of transportation impacts; VMT refers to the amount and distance of automobile travel attributable to a project. Vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. The City of Los Angeles Department of Transportation's (LADOT) Transportation Assessment Guidelines (TAG) establishes analysis methods and impact significance criteria to apply in the analysis of VMT effects associated with new land use projects. The TAG states that a transportation assessment is required under the following circumstances:

- If the Development Project is estimated to generate a net increase of 250 or more daily vehicle trips and requires discretionary action,
- If a Transportation Project is likely to either:
 1. induce additional vehicle miles traveled by increasing vehicle capacity; or
 2. reduce roadway through-lane capacity on a street that exceeds 750 vehicles per hour per lane for at least two (2) consecutive hours in a 24-hour period after the project is completed, a transportation assessment is generally required.
- If a transportation assessment is required by City ordinance or regulation.

The project involves the construction of four (4) single-family dwellings and associated structures on four (4) vacant sites zoned for single family dwellings. Per the thresholds established by LADOT, a Transportation Study Assessment is not required for single-family dwellings unless those dwellings are part of a subdivision. The proposed project is located in a previously subdivided area and is not part of a new subdivision request under the State Map Act.

Additionally, according to CEQA Guidelines Section 15064.3(b)(1), projects within one-half mile of an existing major transit stop should be presumed to cause a less than significant transportation impact. The Project is located less than 2000 feet (.35 miles) from the Metro Gold Line Heritage Square Rail Station at 3545 Pasadena Avenue. Therefore, the proposed project does not conflict with and is not inconsistent with CEQA Guidelines Section 15064.3, and due to its proximity to a major transit stop any impacts are less than significant.

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

Less Than Significant Impact. A significant impact would occur if the proposed Project would substantially increase an existing hazardous design feature or introduce incompatible uses to the existing traffic pattern. The proposed Project would not include unusual or hazardous design features and the proposed Project is compatible with existing uses. The Project proposes a land use that complements the surrounding urban development and utilizes the existing roadway network. Access to on-site parking areas is provided through four (4) proposed driveways for each of the four (4) proposed single-family dwellings, all located on Del Norte Street.

Additionally, any potential hazards are also addressed in the Project's Construction Traffic Management Plan stamped-approved July 1, 2020 (Appendix D) by LADOT. This plan

includes safety measures such as construction barricades, signage, lighting, and fencing, that would reduce any potential hazards resulting from construction of the Project. The Project will conform to the City's design standards and would provide adequate sight distance and pedestrian movement controls meeting the City's requirements to protect pedestrian safety. Therefore, impacts would be less than significant.

d) Result in inadequate emergency access?

Less Than Significant Impact. A significant impact would occur if the Project impaired implementation of or physically interfered with an adopted emergency response plan or emergency evacuation plan. The Project would not require the closure of any public or private streets during construction or operation and would not impede emergency vehicle access to the Project site or surrounding area. Additionally, emergency access to and from the Project site would be provided in accordance with requirements of the Los Angeles Fire Department (LAFD). The closest disaster route is Figueroa Street; accessible via Del Norte Street and Avenue 37, approximately 0.2 miles (1000 feet) from the Project site.

The measures proposed in the Project's Construction Traffic Management Plan stamped-approved July 1, 2020 (Appendix D), including unobstructed emergency access, a project hotline for complaints and inquiries, and a Construction Liaison Officer tasked with responding to inquiries and concerns, will also ensure that all emergency access adjacent to the Project site remains free and unobstructed. Therefore, the proposed Project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, and project impacts would be less than significant.

XVIII. TRIBAL CULTURAL RESOURCES

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?

Less Than Significant Impact. A significant impact would occur if the Project would 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, which 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). Assembly Bill 52 (AB 52) established a formal consultation process for California Native American Tribes to identify potential significant impacts to Tribal Cultural Resources, as defined in Public Resources Code §21074, as part of CEQA. As specified in AB 52, lead agencies must provide notice, inviting consultation to California Native American tribes that are traditionally and culturally affiliated with the geographic area of a proposed Project if the Tribe has submitted a request in writing to be notified of proposed Project. The Tribe must respond in writing within 30 days of the City's AB 52 notice.

An informational letter was mailed to tribes on December 1, 2022, describing the Project and requesting any information regarding resources that may exist on or near the Project site. The City received two responses within 30 days of mailing; however, neither made requests for

consultation. The consultation period was closed on January 1, 2023. A “Note to File,” which details the date the letter was sent, the 30-day period, and states that no request for consultation was received was added to the environmental case file upon closing of the consultation period.

While there are no known recorded archaeological sites within the Project site or surrounding area, buried resources could potentially be unearthed during Project activities. As such, the Proposed Project would be subject to the Department of City Planning’s standard conditions of approval for addressing inadvertent finds. In the unlikely event any suspected archaeological or tribal cultural resources are discovered during surface grading or construction activities, standard operating procedures dictate that work shall cease in the area of the find until a qualified archaeologist has evaluated the find in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. Adherence to regulatory compliance measures would ensure that if any archaeological or tribal cultural resources are encountered during construction, impacts to such resources would remain less than significant.

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1?

Less Than Significant Impact. Assembly Bill 52 (AB 52) established a formal consultation process for California Native American Tribes to identify potential significant impacts to Tribal Cultural Resources, as defined in Public Resources Code §21074, as part of CEQA. As specified in AB 52, lead agencies must provide notice inviting consultation to California Native American tribes that are traditionally and culturally affiliated with the geographic area of a proposed Project if the Tribe has submitted a request in writing to be notified of proposed projects. The Tribe must respond in writing within 30 days of the City’s AB 52 notice. The Native American Heritage Commission (NAHC) provided a list of Native American groups and individuals who might have knowledge of the religious and/or cultural significance of resources that may be in and near the Project site. In compliance with AB 52, the City provided notice to tribes soliciting requests for consultation on December 1, 2022. The City received two responses within 30 days of mailing; however, neither made requests for consultation. The consultation period was closed on January 1, 2023. A “Note to File,” which details the date the letter was sent, the 30-day period, and states that no request for consultation was received was added to the environmental case file upon closing of the consultation period.

While there are no known recorded archaeological sites within the Project site or surrounding area, buried resources could potentially be unearthed during Project activities. As such, the Proposed Project would be subject to the Department of City Planning’s standard conditions of approval for addressing inadvertent finds. In the unlikely event any suspected archaeological or tribal cultural resources are discovered during surface grading or construction activities, standard operating procedures dictate that work shall cease in the area of the find until a qualified archaeologist has evaluated the find in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. Adherence to regulatory compliance measures would ensure that if any archaeological or tribal cultural resources are encountered during construction, impacts to such resources would remain less than significant.

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Less Than Significant Impact. A significant impact may occur if the project would require construction of water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunication facilities to such a degree that the construction or relocation of which would cause significant environmental effects. A specific example would include increased surface water runoff, resulting in the need for expanded off-site storm water drainage facilities. The City's Stormwater and Urban Runoff Pollution Control regulations (Ordinance No. 172,176 and No. 173,494) contain requirements for construction activities and operation of development and redevelopment projects to integrate low impact development practices and standards for stormwater and other related requirements in the City's Development BMPs Handbook. Such regulations and practices are designed in consideration

of existing and planned stormwater drainage systems. Conformance would be ensured during the permitting process with the Department of Building & Safety.

The subject property is located in an established neighborhood of Mount Washington that has long been developed and urbanized. The project is consistent with the applicable City long-range and development plans, which have accounted for potential project impacts on utility capacity and infrastructure. In addition, the project will comply with all applicable regulations regarding energy usage and discharge, per the requirements of the applicable managing utility departments/agencies. Therefore, surface water runoff during construction activities and operation of the Project would not exceed the capacity of existing or planned utility systems, and project impacts would be less than significant.

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

Less Than Significant Impact. A significant impact would occur if the proposed project would increase water consumption to such a degree that the capacity of facilities currently serving the project site would be exceeded. The Los Angeles Department of Water and Power (LADWP) conducts water planning based on forecast population growth. The project would be consistent with Citywide growth, and therefore, the project demand for water is not anticipated to require new water supply entitlements and/or require the expansion of existing or construction of new water treatment facilities beyond those already in the LADWP 2020 Urban Water Management Plan (UWMP). Prior to any construction activities, the project applicant would be required to coordinate with the City of Los Angeles Department of Water and Power (DWP) and Bureau of Sanitation (BOS) to determine the exact wastewater conveyance requirements of the proposed project, and any upgrades to the supply and wastewater lines in the vicinity of the project site that are needed to adequately serve the proposed project would be undertaken as part of the project. Therefore, the proposed project would have less than significant impact related to water supplies.

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

Less Than Significant Impact. A significant impact may occur if the amount of wastewater that the project would generate would exceed the capacity of the existing wastewater treatment provider. All wastewater from the project will be treated in accordance with the requirements of the Los Angeles Regional Water Quality Control Board. The Los Angeles Department of Water and Power (LADWP) conducts water planning based on forecast population growth. The project would be typical of residential uses and consistent with Citywide growth; therefore, the project demand for water is not anticipated to require new water treatment facilities. Prior to any construction activities, the applicant will be required to coordinate with the Los Angeles Bureau of Sanitation to determine the exact wastewater conveyance requirements of the proposed project. Any upgrades to the wastewater infrastructure in the vicinity of the project site that are needed to adequately serve the proposed project would be undertaken as a part of the development. Therefore, the project will have a less than significant impact on wastewater capacity.

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

Less Than Significant Impact. A significant impact would occur if the proposed Project's solid waste generation exceeded the capacity of permitted landfills. The Los Angeles Bureau of Sanitation (BOS) and private waste management companies are responsible for the collection, disposal, and recycling of solid waste within the City, including the Project site. Solid waste during the operation of the proposed Project is anticipated to be collected by the BOS and private waste haulers, respectively. As the City's own landfills have all been closed and are non-operational, the destinations are private landfills. In compliance with Assembly Bill (AB) 939, the project applicant would be required to implement a Solid Waste Diversion Program and divert at least 50 percent of the solid waste generated by the Project construction from the applicable landfill site. Therefore, the proposed Project would have a less than significant impact related to solid waste.

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

Less Than Significant Impact. A significant impact may occur if the project would conflict with any statutes and regulations governing solid waste. The Los Angeles Bureau of Sanitation (BOS) and private waste management companies are responsible for the collection, disposal, and recycling of solid waste within the City, including the Project site. The entire Southern California region is served by an extensive network of landfills and other waste disposal methods. Given the project scope of work, it is unlikely that the project would generate such a substantial increase in waste that would exceed the capacity of the existing waste disposal system. In compliance with Assembly Bill (AB) 939, the project applicant would be required to implement a Solid Waste Diversion Program and divert at least 50 percent of the solid waste generated by the Project from the applicable landfill site. The project will comply with all applicable federal, State, and local regulations involving solid waste. Therefore, the project will have a less than significant impact on statutes and regulations governing solid waste.

XX. WILDFIRE

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

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

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

Less Than Significant Impact. A significant impact may occur if a project were to interfere with roadway operations used in conjunction with an emergency response plan or emergency evacuation plan or would generate traffic congestion that would interfere with the execution of such a plan.

There are no other critical facilities and lifeline systems in the immediate vicinity of the project site. Del Norte Street is not identified as a disaster routes by the City of Los Angeles nor Los Angeles County (Los Angeles County Department of Public Works, Disaster Route Maps). The project site is approximately 0.2 mile northwest of Figueroa Street, which is designated by the City and County as a selected disaster route that may be utilized for evacuation during an emergency. The project constitutes a private development located on private land and does not propose narrowing to the public rights-of-way. No full road closures along Del Norte Street, which provides access to Figueroa Street via Isabel Street and Avenue 37 from the project site, are anticipated during the construction phases. However, if lane closures are necessary to local streets adjacent to the project site, the remaining travel lanes would be maintained in accordance with standard construction management plans that would be implemented to ensure adequate emergency access and circulation.

With regard to operation, the project would comply with access requirements from the Los Angeles Fire Department (LAFD) and would not impede emergency access within the project vicinity. The project's driveway and internal circulation would be designed to incorporate all applicable City Building Code and Fire Code requirements regarding site access, including providing adequate emergency vehicle access. Therefore, through compliance with applicable provisions of the Fire Code, the project would not cause an impediment along the City's designated disaster routes or impair the implementation of the City's emergency response plan. Impacts related to the implementation of the City's emergency response plan would be less than significant, and no mitigation measures would be required.

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. A significant impact would occur if the proposed project, due to slope, prevailing winds, and other factors, exacerbate wildfire risks and expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. As shown on ZIMAS, the project site is located in a Very High Fire Severity Zone and a Hillside Area, which is subject to wildfires. According to ZIMAS, the site is not located within a Very High Wind Velocity Area. The addition of four (4) new single-family residential dwelling units, one (1) per parcel, and associated improvements will have the potential to expose residents to the risk of wildfires. The proposed project would be designed and constructed in accordance with State and local Building and Fire Codes, including installing sprinklers and planting fire resistant landscaping as appropriate, to reduce the potential for exposure of people or structures to wildfires to the maximum extent possible. The project site and new construction will be required to comply with the Building Code and the Brush Clearance Requirements of the Fire Code. With the addition of mitigation measures, the impact of a possible spread of a wildfire and exposure to pollutants would 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. A significant impact may occur if a project would require the installation or maintenance of associated infrastructure that may exacerbate fire risks or that may result in temporary or ongoing impacts to the environment. The project would involve the construction of new structures in an improved area of the City of Los Angeles. No roads, fuel breaks, or emergency water sources would be installed or maintained. Installation of any required power lines or other utilities would be done in a manner consistent with other construction projects typical of urban development requiring connection to the existing utility grid and infrastructure and in accordance with applicable City building codes and utility provider policies and would not exacerbate fire risk. Hydrants, water lines, and water tanks would be installed per Fire Code requirements. In addition, the LAFD would review the plans for compliance with applicable City Fire Code, California Fire Code, City of Los Angeles Building Code, and National Fire Protection Association standards, thereby ensuring that the project would not create any undue fire hazard. Automatic fire sprinkler systems are also required for the proposed land uses as part of the project. Compliance with all building code, developmental regulations, and utility providers requirements and policies would result in less than significant fire impacts due to the installation or maintenance of associated infrastructure.

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

Less Than Significant Impact. A significant impact may occur if a project were to expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope stability, or drainage changes. The project would be required to comply with all hillside developmental regulations and City building codes with regard to fire safety. With required regulatory compliance measures within this section and elsewhere herein, impacts would be less than significant.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

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

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

Less Than Significant Impact. The Project area is not known to contain sensitive or special-status species or habitat. Moreover, the Project site has not been identified as being a Significant Ecological Area (LA County Significant Ecological Areas Program, 2020). The Project site does not contain riparian habitat or other sensitive natural community in the vicinity, nor does it contain any wetlands.

Per the arborist’s Tree Report dated February 3, 2022 prepared by Jan C. Scow, ISA (International Society of Arboriculture) Certified Master (Appendix C), the Project site contains 34 trees and shrubs and is proposing the removal of 28 Protected and Significant trees and shrubs on-site. The trees on site do not meet the definition of a sensitive natural community. The Project will be conditioned to provide 76 replacement trees per the City of Los Angeles Protected Tree Ordinance and the Mount Washington/Glassell Park Specific Plan.

The Project site is not identified as a site or an area of historical significance. Therefore, it is unlikely that the proposed Project would have impacts on important examples of the major periods of California history. In addition, the Project site is not in the vicinity of an Archaeological Survey Area, Archaeological site, or Vertebrate Paleontological Area. Therefore, the proposed Project would result in less than significant impacts.

b) Does the project have impacts that are individually limited, but cumulatively considerable?

Less Than Significant Impact. A significant impact may occur if the proposed Project, in conjunction with the related projects, would result in impacts that are less than significant when viewed separately but significant when viewed together. The following projects were or are filed with the Department of City Planning within the last 10 years and within a 500-foot radius:

PROJECTS WITHIN A 500-FOOT RADIUS OF THE SUBJECT SITE			
Address	Case Number	Date Filed	Scope of Work
3962 N West Point Drive	DIR-2021-7164-SPP	8/23/2021	NEW Single Family
3847 N West Point Drive	DIR-2019-5225-SPP	9/3/2019	NEW Single Family
446 W Avenue 37	ZA-2018-672-ZAD-SPP	2/5/2018	NEW Single Family
455 W Del Norte Street	ZA-2018-674-ZAD-SPP	2/5/2018	NEW Single Family
469 W Ulysses Street	ZA-2017-2788-ZAD-SPP	7/14/2017	NEW Single Family
433 W Del Norte Street	DIR-2015-3300-SPP	9/8/2015	NEW Single Family
431 W Cedar Street	ZA-2015-2252-ZAD-SPP	6/11/2015	NEW Single Family
3814 N Glenalbyn Drive	ZA-2014-2229-ZAD-SPP	6/23/2014	NEW Single Family
3835 N Glenalbyn Drive	DIR-2014-1417-SPP	4/22/2014	NEW Single Family

Per the table above, there were nine (9) other projects filed that included construction of a single-family dwelling. While there are multiple projects within the vicinity of the Project site, each project is subject to specific RCMs that, when considered cumulatively, reduce any potential impacts to less than significant. Additionally, all nearby active projects were proposed at different times over a seven (7) year period, resulting in staggered construction staging times and timelines. According to Navigate LA, there are also no other haul route applications that cross within 500 feet of the Project site. Although projects may be constructed in the project vicinity, the cumulative impacts to which the proposed Project would contribute would be less than significant.

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

Less Than Significant Impact. A significant impact may occur if the proposed Project has the potential to result in significant impacts, as discussed in the preceding sections. All potential impacts of the proposed Project have been identified, and RCMs have been identified, where applicable, to reduce all potential impacts to less than significant levels. Upon implementation of the RCMs identified and compliance with existing regulations, the proposed Project would not have the potential to result in substantial adverse impacts on human beings either directly or indirectly. Therefore, impacts would be less than significant.

5 PREPARERS AND PERSONS CONSULTED

Lead Agency

City of Los Angeles
Department of City Planning
200 North Spring Street, Room 621
Los Angeles, CA 90012
Darby Whipple, Planner

Project Applicant/Representative

Fernanda Oppermann
Mutuo
309 East 8th Street
Los Angeles, CA 90014