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ZA-2022-2222-ZV Project

Case Number: ENV-2022-2223-MND

Project Location: 16118 – 16122 West Cantlay Street, Van Nuys, CA 91406

Community Plan Area: Van Nuys – North Sherman Oaks

Council District: 6— Vacant

Project Description:

The property is an interior lot that consist of two parcels for a total of 12,135 square. The property is currently developed with two existing structures proposed for demolition. The existing structures are a duplex and a detached two-car garage in the southeast corner. The main structure was built in 1942 and the detached two-car garage was built in 1944 with permits. Prior to residence the land was undeveloped. Most recently, the building has been used as an office. The property is in an urban area that is fully developed in the [T][Q]MR1-1 zone. The proposed project is the construction of a new 11,800 square-foot two-story auto body repair with spray-painting booth and office, 31 parking stalls, four at ground level along Cantlay Street and 27 designated parking stalls on the rooftop level.

PREPARED BY:

The City of Los Angeles
Department of City Planning

APPLICANT:

Gregg Buskett

December 2023

INITIAL STUDY

TABLE OF CONTENTS

TABLE OF CONTENTS..... 2

1 INTRODUCTION 4

1.1 PURPOSE OF AN INITIAL STUDY 4

1.2. ORGANIZATION OF THE INITIAL STUDY 5

2 EXECUTIVE SUMMARY 6

3 PROJECT DESCRIPTION 11

3.1 PROJECT SUMMARY 11

3.2 ENVIRONMENTAL SETTING..... 11

 3.2.1 Project Location 11

 3.2.2 Existing Conditions 11

 3.2.3 Surrounding Land Uses 11

3.3 DESCRIPTION OF PROJECT 12

 3.3.1 Project Overview 12

 3.3.2 Design and Architecture..... 12

 3.3.3 Open Space and Landscaping..... 12

 3.3.4 Access, Circulation, and Parking 12

 3.3.5 Lighting and Signage 13

3.4 REQUESTED PERMITS AND APPROVALS 13

4 ENVIRONMENTAL IMPACT ANALYSIS 14

I. AESTHETICS..... 14

II. AGRICULTURE AND FORESTRY RESOURCES 16

III. AIR QUALITY 18

IV. BIOLOGICAL RESOURCES..... 19

V. CULTURAL RESOURCES..... 22

VI. ENERGY23

VII. GEOLOGY AND SOILS 23

VIII. GREENHOUSE GAS EMISSIONS 27

IX. HAZARDS AND HAZARDOUS MATERIALS 28

X. HYDROLOGY AND WATER QUALITY 32

XI. LAND USE AND PLANNING 34

XII. MINERAL RESOURCES 35

XIII. NOISE36

XIV. POPULATION AND HOUSING..... 37

XV. PUBLIC SERVICES 38

XVI. RECREATION.....	39
XVII. TRANSPORTATION	40
XVIII. TRIBAL CULTURAL RESOURCES	41
XIX. UTILITIES AND SERVICE SYSTEMS	46
XX. WILDFIRE	48
XXI. MANDATORY FINDINGS OF SIGNIFICANCE.....	50
5 MITIGATION MONITORING PROGRAM	51
6 PREPARERS AND PERSONS CONSULTED.....	57
7 REFERENCES, ACRONYMS AND ABBREVIATIONS.....	58

List of Appendices

- A. Traffic Data
 - A.1. VMT Calculations
 - A.2. LADOT Referral Form
- B. City Tree Disclosure Report
- C. Archaeological Assessment Report
- D. Phase I Report
- E. Tribal Cultural Resources
 - E.1 AB 52 Tribal Cultural Resources Consultation Letter
 - E.2 AB 52 Native American Heritage Commission Tribal Consultation List
 - E.3 AB 52 Tribal Response
 - E.4 Native American Heritage Commission Sacred Lands File Record

INITIAL STUDY

1 INTRODUCTION

This Initial Study (IS) document evaluates potential environmental effects resulting from construction and operation of the proposed 11,800 square-foot Autobody repair shop with a spray-painting booth with offices. 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 with mitigation incorporated. This Initial Study and Mitigated Negative Declaration are 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 EVALUATIONS 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	ZA-2022-2222-ZV
ENVIRONMENTAL CASE NO.	ENV-2022-2223-MND
RELATED CASES	

PROJECT LOCATION	16118-16122 WEST CANTLAY STREET
COMMUNITY PLAN AREA	VAN NUYS – NORTH SHERMAN OAKS
GENERAL PLAN DESIGNATION	LIMITED MANUFACTURING
ZONING	[T][Q]MR1-1
COUNCIL DISTRICT	6

LEAD AGENCY	City of Los Angeles
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APPLICANT	JOHNATHAN RAZBANNIA
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PHONE NUMBER	(818) 201-0441

PROJECT DESCRIPTION

The property is on two parcels for a total of 12,135 square feet in an interior lot. The property is currently developed with two existing structures proposed for demolition. The two existing structures proposed to demolish is a duplex with a detached two-car garage now converted into offices in the southeast corner. The residence was built in 1942 and the detached two-car garage was built in 1944 with permits. Prior to the residence the land was undeveloped. The property is in an urban area that is fully developed in the [T][Q]MR1-1 zone. The proposed project consists of the new construction of an 11,800 square-foot two-story auto body repair with a spray-painting booth and office, 31 parking stalls, four designated parking stalls will be located at ground level along Cantlay Street and 27 designated parking stalls will be located on the rooftop level. The Zone Variance is to allow for a spray-painting booth within 500 feet of residential use and to allow parking in the front yard setback, in lieu of 15 feet otherwise required in the M2-1VL zone.

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

ENVIRONMENTAL SETTING

The surrounding area is heavily urbanized with properties classified within the M2-1VL, MR1-1, R3-1 and C2-1VL zones the property is within 500 feet of a domestic local Airport (Van Nuys Airport). The properties to the north are zoned (Q)MR1-1 and are developed with a 6,890 square-foot Industrial-Light Manufacturing building and a two-story 5,460 square-foot multi-family dwelling with surface level parking. The property to the east is zoned C2-1VL and is developed with a single-story 2,422 square-foot Locksmith business. The two properties to the immediate south are zoned C2-1VL and developed as a 4,281 square-foot and 5,281 square-foot commercial building. The property to the west is zoned [T][Q]MR1-1 developed with a 4,725 square feet one-story Industrial-Light Manufacturing building as a West Coast Cylinder Heads Auto Parts Store.

The subject site is made up of two level, rectangular-shaped interior lots approximately 12,135 square feet combined (approximately 0.279 acres) in size. The subject site has a combined 100 feet total of street frontage along the south side of Cantlay Street with a lot depth of approximately 120 feet adjacent to an alley way to the south and east of the subject site. The subject property is zoned [T][Q]MR1-1, with a Limited Manufacturing land use designation and is located in the Van Nuys – North Sherman Oaks Community Plan area. The Community Plan area map designates subject property for Limited Manufacturing land uses with corresponding zones of CM, MR1, M1, MR2 and M2 zone. The subject property’s zoning is thus consistent with the General Plan’s land use designation for the site.

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

OTHER PUBLIC AGENCIES WHOSE APPROVAL IS REQUIRED

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

All spray-painting shall be done within the subject building and conducted in full compliance with the provisions of Article 7, Chapter 5 of the LAMC, as well as South Coast Air Quality Management District Rules 1132 and 1151, regulating these installations. The device will also comply with the 6H Rule pursuant to Environmental Protection Agency (EPA) Law 63.11169 (“National Emissions

Standards for Hazardous Air Pollutants: Paint Stripping and Miscellaneous Coating Operations at Area Sources”). The project site has a permit from South Coast Air Quality Management District.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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


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

DETERMINATION

(To be completed by the Lead Agency)

On the basis of this initial evaluation:

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

<p>_____ Joanna Marroquin PRINTED NAME</p>	<p>_____ Planning Assistant TITLE</p>
<p>_____  SIGNATURE</p>	<p>_____ 12/21/2023 DATE</p>

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 PROJECT DESCRIPTION

3.1 PROJECT SUMMARY

The property is on two parcels for a total of 12,135 square feet in an interior lot. The property is currently developed with two existing structures proposed for demolition. The two existing structures are a duplex with a detached two-car garage now converted into offices in the southeast corner. The residence was built in 1942 and the detached two-car garage was built in 1944 with permits. Prior to the residence the land was undeveloped. The property has been used as an office since 2010. The property is in an urban area that is fully developed in the [T][Q]MR1-1 zone. The proposed project consists of the new construction of an 11,800 square-foot, two-story auto body repair with a spray-painting booth and office, 31 parking stalls, four designated parking stalls will be located at ground level in the front yard setback along Cantlay Street and 27 designated parking stalls will be located on the rooftop level. The Zone Variance is to allow for a spray-painting booth within 500 feet of residential use and to allow parking in the front yard setback, in lieu of 15 feet otherwise required in the M2-1VL zone.

3.2 ENVIRONMENTAL SETTING

3.2.1 Project Location

The project is located at 16118-16122 West Cantlay Street, Van Nuys, CA 91406 in the Van Nuys - North Sherman Oaks Community Plan. The project is located approximately 150 feet east from Woodley Avenue and Sherman Way.

3.2.2 Existing Conditions

The project site is 12,135 square feet and is currently developed with 1,576 square feet duplex with a detached two-car garage. The Duplex is currently being used as an office for commercial use. The general plan designation for the project site is Limited Manufacturing in the [T][Q]MR1-1 zone. Additional zoning information for this site are City of Los Angeles State Enterprise Zone (ZI-2374) and the Local Emergency Temporary Regulations – Time Limits and Parking Relief – LAMC 16.02.1 (ZI-2498).

3.2.3 Surrounding Land Uses

The properties to the north are zoned C2-1VL, (Q) MR1-1, and [T][Q]MR1-1VL developed with a one-story Autobody repair shop for industrial use, one-story manufacturing warehouse for commercial use, two-story multi-family dwelling units and one-story single-family dwellings. The properties to the east are zoned C2-1VL developed with a one-story Locksmith commercial business and a one-story Auto repair and maintenance shop. The properties to the south across from the 20-foot public alleyway are zoned C2-1VL developed with one and two-story commercial. The properties to the west are zoned [T][Q]MR1-1 developed with one-story Auto parts retail.

3.3 DESCRIPTION OF PROJECT

3.3.1 Project Overview

The project proposes to demolish the two existing structures and the construction, use, and maintenance of a 11,800 square-foot autobody repair shop with enclosed spray-paint booth. The project includes approximately 8,326 square feet of auto repair and 3,474 square feet of ancillary office space and recreation space. The proposed project will be a two-story building for a maximum height of 31-feet with rooftop parking. The project is zoned [T][Q]MR1-1 with a land use of Limited Manufacturing with additional zoning information of City of Los Angeles State Enterprise Zone (ZI-2374), the Local Emergency Temporary Regulations – Time Limits and Parking Relief – LAMC 16.02.1 (ZI-2498).

3.3.2 Design and Architecture

The proposed structure is a two-story CMU with fenestration on all sides. The property will be well lit with flood lights and 540 square feet of landscaping. There will be roll-up gates for every vehicle ingress/egress. The main ingress via Cantlay Street is for two vehicles into a high-rise ceiling auto repair bay with an enclosed spray-paint booth on the southeast corner. In the auto repair bay adjacent to the enclosed spray-paint booth there will be two storage rooms. Clientele can ingress/egress through a double door with side light windows, via a paved pedestrian pathway from Cantlay Street. While the clientele is waiting for rendered services, there will be a lobby with two single all gender ADA restrooms. On the second-floor mezzanine on the north side of the building there will be a storage room, a conference room, a manager's office, open office space with recreation space and a waiting area with two single all gender ADA restrooms. From the auto repair bay there will be a single egress to the 20-foot public alleyway on the south side of the building. On the east side of the building via the 20-foot public alleyway there will be a vehicular ingress/egress into the rooftop parking lot.

3.3.3 Open Space and Landscaping

The site currently has three palm trees located on the public right of way. The project is proposing to provide a combine 540 square feet of landscape at the front yard setback and on the rooftop. The landscape plan shows there will be 73 square feet of mow-free blend planters, four Oregon Ash tree and four Desert Willow trees. The trees will be located on all four corners including on the rooftop of the project site. On the ground level on the northeast and northwest side are ADA parking stalls where there are two planters with an Oregon Ash tree and a desert willow tree in each. On the third level on the southeast and southwest side there are two planters with an Oregon Ash tree and a desert willow tree in each. The project proposes to remove one palm tree for the curb cut for site ingress. Tree removal in the public right of way has to comply with the standards of Public Works.

3.3.4 Access, Circulation, and Parking

The public will gain access from the ground level on the north side of the building along Cantlay Street and from the east adjacent the 20-foot public alley way. There is a one-way egress from the south to the public alley way from the ground level. On the east side

ground level via the 20-foot public alley way there an ingress/egress ramp to the rooftop parking lot. On the north side there is a pedestrian paved pathway access to the waiting room. On the ground level there are four parking stalls including two ADA stalls located on the north side. The rooftop parking lot is accessed by the ramp on the east side via the 20-foot public alley way that includes 27 parking stalls.

3.3.5 Lighting and Signage

The business signage will be located and mounted on the north façade of the building. The project will have exterior lighting located throughout the site. The project will have light poles with pitch flood light. There will be 15 pole lights with 20 pitch flood lights.

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 12.27, a Zone Variance to permit a spray-painting booth within 500 feet of a residential use or zone in conjunction with a new automotive repair use within the M1 Zone.
- Pursuant to LAMC Section 12.27, a Zone Variance to permit vehicular parking within the required front yard setback, in lieu of no parking with a 15-foot front yard setback otherwise required in the MR1 Zone
- 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, building permits, and sign permits.

INITIAL STUDY

4 ENVIRONMENTAL IMPACT ANALYSIS

I. AESTHETICS

The project is located at 16118-16122 West Cantlay Street, Van Nuys, CA 91406 in the Van Nuys - North Sherman Oaks Community Plan. The lot size is 12,135 square feet, it is currently developed with a 1,576 square feet duplex with a detached two-car garage used as an office for commercial use. The general plan designation for the project site is Limited Manufacturing in the [T][Q]MR1-1 zone. Additional zoning information for this site are City of Los Angeles State Enterprise Zone (ZI-2374) and the Local Emergency Temporary Regulations – Time Limits and Parking Relief – LAMC 16.02.1 (ZI-2498). The proposed project aesthetics will include 540 square feet of landscape throughout the site. The installation of the landscape will be located on the north side of the main entrance adjacent to the four (4) parking stalls and 27 on the south side of the rooftop parking. The proposed height of 31-feet of the project is consistent with the character of the neighborhood. The proposed material of the project is consistent with the character of the neighborhood. The proposed lighting of the project will be located throughout the site. The lighting for this project is consistent with the character of the neighborhood.

Thresholds Guide, including those established for aesthetics, obstruction of views, shading, and nighttime illumination.

PRC Section 21099 applies to the Project. Therefore, the Project is exempt from aesthetic impacts. The analysis in this initial study (or in the EIR, if any aesthetic impact discussion is included), is for informational purposes only and not for determining whether the Project will result in significant impacts to the environment. Any aesthetic impact analysis in this initial study (or the EIR) is included to discuss what aesthetic impacts would occur from the Project if PRC Section 21099(d) was not in effect. As such, nothing in the aesthetic impact discussion in this initial study (or the EIR) shall trigger the need for any CEQA findings, CEQA analysis, or CEQA mitigation measures.

	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 type="checkbox"/>	<input checked="" 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"/>

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

The existing visual character of the surrounding locale is highly urban, and the project site is not located within or along a designated scenic highway, corridor, or parkway. No designated scenic vistas in the local area would be impeded, and the project will not substantially block any scenic vistas. Therefore, no impact will result.

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?

A significant impact would occur only if scenic resources would be damaged or removed by a project, such as a tree, rock outcropping, or historic building within a designated scenic highway. There are no identified scenic resources such as rock outcroppings or historic buildings located on-site. The building has not been identified as requiring Historic Preservation Review. No impact will result.

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?

A significant impact may occur if a project were to introduce incompatible visual elements on the Project Site or visual elements that would be incompatible with the character of the area surrounding the Project Site. This development would activate a currently underutilized parcel that contains a one-story building with office uses. Moreover, the Project’s design reduces its apparent bulk and mass. The façade features articulation (window and planters pop out) and material changes to reduce its apparent bulk. Therefore, the Project would not degrade the existing visual character or quality of the Project Site and its surroundings 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?

The Project includes an increase in window and building surfaces in comparison to the existing uses. This increase in surfaces will have the potential to reflect light onto adjacent roadways and land uses. Glass that will be incorporated into the facades of the building will either be of low-reflectivity or accompanied by a non-glare coating. Due to SB 743, the Project will not result in a new source of substantial glare. Impacts will 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"/> |

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

The project site located at 16118 – 16122 Cantlay street is in a developed urban area. The site is currently developed with a duplex with a detached garage converted into offices for commercial uses. There is no farmland or agricultural or forest uses on or in close proximity to the site. The proposed project will not create an impact.

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

The project site is located within an urban area and is zoned [T][Q]MR1-1, a corresponding zone of the Limited Manufacturing land use designation. The site is not zoned for agricultural use and would not result in a conflict with Williamson Act contract. The proposed project will not create an impact.

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))?

Neither the project site nor surrounding parcels are zoned for forest land or timberland. No impacts related to forest land or timberland will occur.

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

The proposed project is completely surrounded by urban uses and infrastructure, it is not in forest land. No impact related to the loss of forest land or conversion of forest land will occur.

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

The project site is located in a developed urban area. There is no farmland or agricultural or forest uses on or in close proximity to the site. No impact will 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?

The South Coast Air Quality Management District (SCAQMD) is the agency primarily responsible for comprehensive air pollution control in the South Coast Air Basin and reducing emissions from area and point stationary, mobile, and indirect sources. SCAQMD prepared the 2012 Air Quality Management Plan (AQMP) to meet federal and state ambient air quality standards. A significant air quality impact may occur if a project is inconsistent with the AQMP or would in some way represent a substantial hindrance to employing the policies or obtaining the goals of that plan. The proposed project 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?

The project is an autobody repair shop with spray-paint booth and offices. A project that does not include major sources of combustion or fugitive dust. As a result, its localized emissions of PM10

and PM2.5 would be minimal. Similarly, existing land uses in the area include commercial land uses that do not produce substantial emissions of localized nonattainment pollutants. A less-than significant project impact does not make a cumulatively considerable contribution to a cumulative impact. Long-term operation of the project would not result in a cumulatively considerable net increase of any non-attainment criteria pollutant.

c) Expose sensitive receptors to substantial pollutant concentrations?

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 commercial and residential uses. The project is subject to demolition, 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?

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 Autobody repair shop with Spray paint booth and office 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 land uses would not result in activities that create objectionable odors. Therefore, the proposed project would result in a less than significant impact related to objectionable odors.

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 type="checkbox"/>	<input checked="" type="checkbox"/>

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

The proposed Autobody repair shop with Spray paint booth and office is within a highly urbanized area that does not contain any biological resources or habitat area. The site is zoned [T][Q]MR1-1 and the General Plan Land Use Designation is Limited Manufacturing. The site is in Van Nuys – North Sherman Oaks. No impact will result.

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?

The project site is fully developed and within a highly urbanized area and does not contain any biological resources or habitat area. No impact will result.

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?

The project site is fully developed and within a highly urbanized area and does not contain any biological resources or habitat area. No impact will result.

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?

A significant impact would occur if the project would interfere with, or remove access to, a migratory wildlife corridor or impede use of native wildlife nursery sites. Due to the urbanized nature of the subject property and surrounding area, the lack of a major water body, and the limited number of trees, the subject property does not support habitat for native resident or migratory species or contain native nurseries. Therefore, the project would not interfere with wildlife movement or impede the use of native wildlife nursery sites. No impact would occur.

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

A significant impact would occur if the proposed project would be inconsistent with local regulations pertaining to biological resources. The project site does not contain locally protected biological resources, such as oak trees, Southern California black walnut, western sycamore, and California bay trees. The tree report does not identify any trees on site. However, three palm trees are located within the Cantlay Street right-of-way. The project proposes to remove one palm tree for the curb cut for site ingress. The project will comply with existing regulations regarding the removal of trees along the public right-of-way. As such, impacts will be less than significant.

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?

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

A significant impact would occur if the proposed project would substantially alter the environmental context of or remove identified historical resources. The project includes the demolition of two structures. However, none of the structures has been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, and the Los Angeles Historic-Cultural Monuments Register. In addition, the site was not found to be a potential historic resource based on communication with the Planning Department’s Office of Historic Resources, and data available on the City’s HistoricPlacesLA website (the City’s new online information and management system created to inventory Los Angeles’ significant historic resources). Therefore, no impacts would occur.

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

The project is not located on a site with any known archeological resources; however, the applicant shall abide by current law if archaeological resources are discovered during grading or construction. Therefore, impacts will be less than significant.

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

No human remains are expected to be located on the project site; however, the applicant shall abide by current law if human remains are discovered during grading or construction. Therefore, impacts will 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

The 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 project consists of lighting and climate control. 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 project would be less than significant, and no mitigation is required.

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

The project involves the demolition of an existing duplex with a detached garage and the construction, use, and maintenance of an Autobody repair shop with a spray-paint booth and offices. As stated above, the 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 project would be less than significant, and no mitigation is required.

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:				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Be located on a geologic unit that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

The site is not located within the Alquist-Priolo Fault Zone. No impact would occur, and no mitigation measures are required.

ii) Strong seismic ground shaking?

The site is located in a seismically active area approximately 8.07 kilometers from the nearest fault (Northridge Fault), but the project is not expected to cause or accelerate any geological hazards. The project is also subject to the seismic standards of the Department of Building and Safety's Uniform Building Code, thereby reducing possible seismic hazard impacts to a less than significant level.

iii) Seismic-related ground failure, including liquefaction?

A significant impact would occur if the project would cause personal injury or death or resulted in property damage as a result of liquefaction. According to the Safety Element of the City of Los Angeles General Plan Safety Element of the Los Angeles City General Plan, Areas Susceptible to Liquefaction, Exhibit B, the subject property is not located within a Liquefiable Area or Potentially Liquefiable Area. Therefore, the project would not cause personal injury or death or resulted in property damage as a result of liquefaction, and no impact would occur.

iv) Landslides?

According to ZIMAS, the site is not located within an area of historically earthquake-induced landslides, and landslides on the site are not anticipated based on the area's flat terrain.

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

Construction of proposed project would result in ground surface disturbance during site clearance, excavation, and grading, which could create the potential for soil erosion to occur. 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. Therefore, the proposed project would not result in substantial soil erosion or the loss of topsoil, and impacts would be less than significant.

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

According to ZIMAS, the project site at 16118-16122 Cantlay Street is not located within an unstable soil area, landslide, or liquefaction area, and is not expected to cause or accelerate any geological hazards. No impact will result.

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?

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. Soils on the project site may have the potential to shrink and swell resulting from changes in the moisture content. The project site is not located in an area known to have expansive soils. Therefore, no impact will result.

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 septic tanks or alternative waste disposal systems are proposed. The project will be served by the City's sewer system. No impact will result.

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

There are no unique paleontological resources or unique geologic features at the site. The site is presently developed with an office originally constructed as a duplex with a detached two-car garage in the southeast corner. Project will remove existing structures and proposes to construct a new construction of an 11,800 square-foot two-story auto body repair with spray-painting booth and office, 31 parking stalls, four at ground level along Cantlay Street and 27 designated parking stalls on the rooftop level. No impact will result.

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"/>

GHG are those gaseous constituents of the atmosphere, both natural and 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). The LAGBC requires projects to achieve a 20 percent reduction in potable water use and wastewater generation. Through required implementation of the LAGBC, the Project would be consistent with local and statewide goals and policies aimed at reducing the generation of GHGs.

CEQA Guidelines Section 15064(h)(3) allows a lead agency to make a finding of less than significance for GHG emissions if a project complies with regulatory programs to reduce GHG emissions. Because there is no applicable adopted or accepted numerical threshold of significance for GHG emissions, the methodology for evaluating the Project's impacts related to GHG emissions focuses on its consistency with statewide, regional, and local plans adopted for the purpose of reducing and/or mitigating GHG emissions. This evaluation of consistency with such plans is the sole basis for determining the significance of the Project's GHG-related impacts on the environment. CARB's Climate Change Scoping Plan; the City's LA Green Plan; and Sustainable City Plan all apply to the Project and are all intended to reduce GHG emissions to meet the statewide targets set forth in AB 32. Thus, the Lead Agency has determined that the Project would not have a significant effect on the environment if the Project were found to be consistent with the applicable regulatory plans and policies to reduce GHG emissions, including the emissions reduction measures discussed within CARB's 2022 Climate Change Scoping Plan, the City's LA Green Plan, and Sustainable City Plan, and the SCAQMD regulations for spray booths.

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

The project is required to comply with the City of Los Angeles Building Code and State of California Title 24 requirements, both of which were amended to meet AB 32 goals for the reduction of greenhouse gases. Impacts are therefore less than significant.

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

A project may have a significant impact if project-related emissions would exceed federal, State, or regional standards or thresholds. A significant air quality impact may occur if a project is not consistent with the CARB Scoping Plan or other applicable plans designed to reduce greenhouse gas emissions such as a Climate Action Plan or would in some way represent a substantial hindrance to employing the policies or obtaining the goals of such a plan.

The Project represents an infill development within an existing urbanized area that would concentrate new development consistent with the zoning and land use designation of the site, and consistent with the overall growth pattern encouraged in the RTP/SCS. The Project's convenient access to public transit and opportunities for walking and biking would result in a reduction of vehicle trips, vehicle miles traveled (VMT), and GHG emissions. Specifically, the Project Site is located in a transit-rich neighborhood serviced by the Los Angeles County Metropolitan Transit Authority (Metro) and LADOT bus lines. In addition, the Project Site's proximity to a variety of commercial uses and services would encourage employees of the Project Site to walk to nearby destinations to meet their shopping needs, thereby reducing VMT and GHG emissions.

The spray-painting booth will be fully enclosed within the automotive repair shop which will prevent any significant impacts on the surrounding environment. All spray-painting shall be done within the subject building and conducted in full compliance with the provisions of Article 7, Chapter 5 of the LAMC, as well as South Coast Air Quality Management District Rules 1132 and 1151, regulating these installations. The device will also comply with the 6H Rule pursuant to Environmental Protection Agency (EPA) Law 63.11169 ("National Emissions Standards for Hazardous Air Pollutants: Paint Stripping and Miscellaneous Coating Operations at Area Sources"). Therefore, the Project would be consistent with these reduction strategies.

IX. HAZARDS AND HAZARDOUS MATERIALS

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

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>

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

Construction activities have the potential to result in the release, emission, handling, and disposal of hazardous materials. The proposed project would provide for a Autobody repair shop with Spray-painting booth and office, infill development that consists of industrial uses. These types of uses would be expected to use and store very small amounts of hazardous materials, (ie. cleaners, solvents, etc). Nevertheless, all hazardous materials within the project site would be acquired, handled, used, stored, transported, and disposed of in accordance with all applicable federal, State, and local requirements to reduce impacts to 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?

A significant impact would occur if the proposed project created a significant hazard to the public or environment due to a reasonably foreseeable release of hazardous materials. The removal of asbestos is regulated by SCAQMD Rule 1403; therefore, any asbestos found on-site would be required to be removed by a certified asbestos containment contractor in accordance with applicable regulations prior to demolition. Similarly, it is likely that lead-based paint is present in buildings constructed prior to 1979. Compliance with existing State laws regarding removal would be required. The existing condition of the site is developed with a duplex with a detached two-car garage converted into offices, the structures were built in the early 1940s. Per the Environmental Site Assessment conducted by Gaston and Associates dated January 8, 2020, there were no issues of environmental concern observed at the subject property. Based on the age of the building which was built before the 1978 ban on the use of asbestos, there is a possibility for asbestos-containing materials to be in some of the building materials. All of the observed building materials appeared to be in good condition and there were no indications of friable asbestos. However, if the building is to be renovated or demolished, then an asbestos survey would be required as part of the City permitting process. A recommendation for an asbestos survey at this time is not considered to be necessary. Therefore, project impacts would be less than significant.

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

The project site is not within 0.125 miles of an existing school. Impacts from the proposed Autobody repair with spray paint and office will be less than significant.

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

A significant impact would occur if the project site were 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, 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?

The project site is located within an Airport Hazard area (Horizontal Surface Area) and is located within 1.5 miles of Van Nuys Airport. Nevertheless, the project would not result in safety hazards for people residing or working in the project area. The project site is presently developed with a duplex converted into offices, with auto oriented uses including a gas station, kiosk, and automotive repair shops abutting. Thus, the demolition of the two structures and the addition of an Autobody repair shop with Spray paint booth and office would not result in a safety hazard. No impact will result.

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

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?

The proposed project is not located within a Very High Fire Hazard Severity Zone and is in a developed urbanized area that is not subject to wildland fires. No Impact will result.

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:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. Result in substantial erosion or siltation on- or off-site;				
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;				
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or				
iv. Impede or redirect flood flows?				
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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?

The proposed Autobody repair shop with Spray paint booth and office project is not expected to violate any water quality or waste discharge requirements. The subject site is located in a flat level area. Impacts will 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?

Site-generated surface water runoff would continue to flow to the City's storm drain system. Impermeable surfaces resulting from the development of the project would not significantly

change the volume of stormwater runoff. Accordingly, since the volume of runoff from the site would not measurably increase over existing conditions, water runoff after development would not exceed the capacity of existing or planned drainage systems. Any project that creates, adds, or replaces 500 square feet of impervious surface must comply with the Low impact Development (LID) Ordinance or alternatively, the City's Standard Urban Stormwater Mitigation Plan (SUSMP), as an LAMC requirement to address water runoff and storm water pollution. Therefore, the proposed project would result in less-than-significant impacts related to existing storm drain capacities or water quality.

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;

The site is within an urbanized area and no natural watercourses are located on-site nor in the vicinity. Runoff from the site and surrounding area is removed by way of street flows and storm drains and will comply with L.A.M.C. Section 64.70. Impacts will 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;

No streams or rivers are contained on-site and as such the development will not alter the existing drainage patterns. Further, the project will comply with L.A.M.C. Section 64.70 to ensure that surface runoff will not result in flooding.

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

The project is not anticipated to exceed the capacity of the existing stormwater drainage system. However, stormwater pollution during construction can be mitigated to less than significant impacts by complying with L.A.M.C. Section 64.70.

iv. Impede or redirect flood flows?

The proposed project will not impede or redirect flood flows. Therefore, no impact will result.

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

A significant impact would occur if the proposed project would be located within an area susceptible to inundation by seiche or tsunami zone. The project site and the surrounding areas are not located near a water body to be inundated by seiche and is not located within a tsunami inundated zone. Therefore, the project would have no impact related to inundation by seiche, or tsunami.

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

The proposed project is a for an autobody repair shop with spray-paint booth and offices. A significant impact would occur if the proposed project had a conflict with or an obstruct implementation of the water quality control in the area. As is typical of most non-industrial 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). The site is located within the San Fernando Valley Groundwater Basin (Metropolitan Water District, 1987). Groundwater is estimated to be present beneath the site at a depth of about 35 feet, with a gradient estimated to be towards the southeast. The Cleanup Program sites is for spills, leaks, investigations, and Cleanups (CPS-SLIC) list is a listing of sites overseen by the Regional Water Board and is designed to protect and restore water quality from spills, leaks and similar discharges. The subject site is not listed on the list. Rainfall will generally run off the site to the nearby gutter and storm drain or infiltrate into the soil in the unpaved parts of the site. 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 Best Management Practices (BMPs) Handbook. Conformance would be ensured during the City’s building plan review and approval process. Therefore, the proposed project would result in less-than-significant impacts and would not violate water quality standards, waste discharge requirements, or stormwater NPDES permits or otherwise substantially degrade water quality.

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 checked="" type="checkbox"/>	<input type="checkbox"/>

a) Physically divide an established community?

A significant impact may occur if a project were sufficiently large enough or otherwise configured in such a way as to create a physical barrier within an established community. A typical example would be a project that involved a continuous right-of-way such as a roadway, which would divide a community and impede access between parts of the community. The Project Site is comprised of a portion of one City block surrounded by existing boundaries (roads and alley). The Project is not of a scale or nature that could physically divide an established community. The Project is not affecting any rights-of-way. The Project would be built on an existing urban infill site currently improved with structures. As such, no impact related to physical division of an established community will 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?

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 Van Nuys – North Sherman Oaks Community Plan Area. The site is zoned [T][Q]MR1-1, with a General Plan land use designation of Limited Manufacturing. The proposed project is the demolition of the two existing structures and the construction of a new 11,800 square-foot Autobody Repair Shop with a Spray-painting Booth. Automotive spray painting is permitted in the M2-1 Zone per LAMC Section 12.17.6-A (13), strict application of the provisions of the Zoning Ordinance would not allow automotive spray painting to occur at this site due to its location within 500 feet of residentially zoned uses and lots. In the event the necessary findings to support the project are not made, the project would be denied, and its proposed location and size would be in conflict with the City's Municipal Code. In the event the requested entitlements are approved with the Department of City Planning, the proposed building will not be in conflict. The conditions and requirements by South Coast Air Quality Management District will be in place. Impacts related to land use have been mitigated elsewhere or are addressed through compliance with existing regulations. Therefore, impact would be less than significant.

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"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 impacts are anticipated as the site is not located in a known area of mineral resources.

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 impacts are anticipated as the site is not located in a known area of mineral resources.

XIII. NOISE

Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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.

The project does not propose to deviate from any requirements of the Noise Element of the General Plan, Section 111 of the L.A.M.C., or any other applicable noise standard. The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible. Therefore, no impact will occur.

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

The City of Los Angeles does not address vibration in the LAMC or in the Noise Element of the General Plan. According to the Federal Transit Administration (FTA), ground vibrations from construction activities very rarely reach the level capable of damaging structures. The construction activities that typically generate the most severe vibrations are blasting and impact pile driving. These types of activities are not proposed by the project. The FTA has published standard vibration velocities for various construction equipment operations. The estimated vibration velocity levels from construction equipment would be well below the significance thresholds. Therefore, project impacts would be less than significant.

c) For a project located within the vicinity of a private airstrip or an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

The Autobody repair shop with spray paint booth and office will not expose people residing or working at the project area to excessive noise levels. The project site is located less than one mile from the Van Nuys Airport. Impacts will be less than significant.

XIV. POPULATION AND HOUSING

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

The Project would not induce substantial population growth and would be supported by the existing infrastructure such as roadways. Impacts will be less than significant.

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

A significant impact may occur if a project would result in the displacement of existing housing units, necessitating the construction of replacement housing elsewhere. The Project Site contains a one-story duplex with a detached two car garage. The property has been vacant of residents since 2010 and is being currently used as office space. The Project does not represent a displacement of substantial numbers of existing housing and will result in no net loss of dwelling units. Therefore, impacts will be less than significant.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Fire protection?

The proposed Autobody repair shop with Spray paint booth and office is served by Fire Station No. 90. The project will comply with all applicable City fire safety regulations, reducing potential impacts to a less than significant level.

b) Police protection?

The Project Site is served by the City of Los Angeles Police Department’s (LAPD) Valley Bureau, which oversees LAPD operations in the Devonshire, Foothill, Mission, North Hollywood, Topanga, Van Nuys and West Valley communities. The West Valley Police Station, located at 7870 Nollan Place, is approximately 3.2 miles driving distance from the Project Site.

c) Schools?

Implementation of the proposed project would not include construction of new residential units, and therefore would not increase the number of students attending the surrounding LAUSD schools. Therefore, impacts no impact will occur.

d) Parks?

Since the Project would not be including any housing or any permanent residents, there would be no required open space elements and no expected use of existing park facilities. Therefore, impacts no impact will occur.

e) Other public facilities?

The proposed project will not result in a net increase of residential units, which will not result in increased demand for library services and resources of the LAPL System. Since there will be no increase in population as a result of the proposed project there will be no demand for library services, the proposed project would not create substantial capacity or service level problems that would require the provision of new or physically altered library facilities in order to maintain an acceptable level of service for libraries. Therefore, impacts no impact will occur.

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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

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

A significant impact may occur if a project would include substantial employment or population growth which could generate an increased demand for public park facilities that exceeds the capacities of existing parks and causes premature deterioration of the park facilities. The Project would increase the number of employees at the Project Site. Employees of commercial uses do not typically frequent parks or recreation centers during work hours but are more likely to use facilities near their homes during non-work hours. Therefore, no impact would occur.

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

A significant impact may occur if a project includes the construction or expansion of park facilities, and such construction would have a significant adverse effect on the environment. The Project would increase the number of employees at the Project Site. Employees of commercial uses do not typically frequent parks or recreation centers during work hours but are more likely to use facilities near their homes during non-work hours. Therefore, no impact would occur.

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)?	<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 type="checkbox"/>	<input checked="" type="checkbox"/>

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

The project will increase the number of daily trips for the site; however, it does not reach a threshold that requires preliminary review by the Department of Transportation for the potential need of a traffic study for an 11,800 square-foot Autobody repair shop with spray-paint booth. Therefore, it is not expected to contribute significantly to any traffic congestion or affect any congestion management program. Impacts will be less than significant.

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

The project will increase the number of daily trips for the site; however, it does not reach the threshold that requires preliminary review by the Department of Transportation for the potential need of a traffic study. Impacts will be 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)?

The project does not involve any design features that are unusual for the area or any incompatible uses. Impacts will be less than significant.

d) Result in inadequate emergency access?

A significant impact would occur if the proposed project would result in inadequate emergency access. The project does not propose any changes to emergency access and will require approval of plans by the Fire Department. Further, the project must comply with all applicable City fire safety regulations. No impact will occur.

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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?

The results of the NAHC record searches were negative for cultural resources within the study area. In addition, the site is not listed in the National Register of Historic Places or California Register of Historical Resources as defined in Public Resources Code section 5020.1(k) or SurveyLA. The Project Site is not located within, or designated as, a Historic Cultural Monument, a historic district, or other historic overlay zone.

A Sacred Lands File (SLF) Search was performed on February 10, 2023 which indicated negative results. A records search prepared by the South-Central Coastal Information Center (SCCIC) did not disclose any prior evaluations of the Project Site. The SCCIC records search revealed that there has been a total of one (1) historic-built resource has been recorded within a half-mile radius and no archaeological resources has been recoded within the Project Site, or within a half-mile radius of the Project Site. In addition, the SCCIC records search revealed there are built-environment resources within the Project Site but there are three built-environment resource within a half-mile radius of the Project Site include Hangars #901 and #902 at the Van Nuys Airport, both of which were found as not eligible for the National Register, and the Van Nuys Airport Control Tower which is unknown. The SCCIC records search also revealed that, in 1900, historic topographic map identifies the Project site within the San Fernando Valley, Ex Mission San Fernando, the closest nearby water resource is Bull Creek which is 0.71-miles west of the Project Site. The Pacoima Wash lies approximately 2-miles to the southeast of the Project site. In 1905, there were roads present at the Project Site, the project vicinity was not developed. There was a small scattering of buildings in Van Nuys. In 1927 historic topographic map labels Woodley Avenue but the current street configuration is not shown until 1955. Additionally, the San Fernando Valley Airport, now Van Nuys Airport, is depicted 0.25-miles west of the Project site. By 1968 the Van Nuys Airport was expanded, and the runways were extended south. According to SurveyLA Van Nuys - North Sherman Oaks Survey report there is a list of properties that are registered as Historic Places (NR), and/or the California Register of Historical Resources (CR) as well as locally designated Los Angeles Historic-Cultural Monuments (HCM). There is a property that is listed and is less than one-half mile from the project site, it is BEEP's restaurant at 7217 North Woodley Avenue, built in 1960. Aerial photographs depict one single family residential dwelling currently with a detached building likely a garage on the Project site in the current configuration on the property in the earliest aerial in 1947. The Project site appears to remain unchanged since 1947.

The Van Nuys - North Sherman Oaks Community Plan area was surveyed by SurveyLA, which did not identify any potential historic resources on the Project Site. The Project Site does not contain a historical resource subject to CEQA. Therefore, impacts would be no impact and no mitigation measures would be required.

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

in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

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.

An informational letter was mailed to a total of 11 Tribes known to have resources in this area, on January 10, 2023, describing the Project and requesting any information regarding resources that may exist on or near the Project site. On January 16, 2023, a tribal response was received from Fernandefio Tataviam Band of Mission Indians. On February 13, 2023, another tribal response was received from the Gabrieleno Band of Mission Indians-Kizh Nation.

Representatives of the Gabrieleno Band of Mission Indians – Kizh Nation Tribe and Fernandefio Tataviam Band of Mission Indians Tribe have provided evidence that the proposed project may have some significant impact on Tribal Cultural Resources. Due to the project site potentially being located within and around water resources and their trading routes. Though the Sacred Land File results are negative for cultural resources in the specific area, that does not indicate the absence of cultural resources. The impact would be less than significant with less mitigation incorporated.

Tribal Cultural Resources are defined as:

- (1) "sites, features, places, cultural landscapes, sacred places and objects with cultural value to a California Native American tribe" that are included in the state or local register of historical resources or that are determined to be eligible for inclusion in the state register; and
- (2) resources determined by the lead agency, in its discretion, to be significant on the basis of criteria for listing in the state register of historical resources. Pub Res C §21074(a).

A lead agency's determination whether a resource meets the criteria for listing in the state register must be supported by substantial evidence and must consider the significance of the resource to the tribe pursuant to PRC §21074(a)(2). A "cultural landscape" may qualify as a tribal cultural resource to the extent it is "geographically defined in terms of the size and scope of the landscape" pursuant to PRC §21074(b). Moreover, Public Resources Code Section 21084.2 states that "[a] project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment." A project that may have a significant effect on the environment requires appropriate mitigation pursuant to PRC § 21082.3(b). Through the consultation process, AB 52 authorized California Native

American tribes to assist lead agencies in identifying, interpreting, and determining the significance of TCRs. Unless the environmental document includes protective measures agreed on during the consultation process, "if substantial evidence demonstrates" the project "will cause" a significant effect to a TCR, the agency must "consider" feasible mitigation measures pursuant to PRC §21084.3(b).

Based on the depth of excavation of the project will be a maximum depth of 10 feet, there may be a possibility that tribal cultural resources may be encountered during the development of the Project and therefore that impacts to tribal cultural resources may have some significance. Therefore, with incorporation of MM TCR-1 through TCR-6 into the Project, impacts or destruction to Tribal Cultural Resources that may be inadvertently unearthed during the project's ground disturbing activities would be reduced to a level of less than significant with mitigation incorporated.

The following mitigation measures are incorporated into the Project to reduce the annoyance to sensitive receptors from construction-related vibration levels to a level of less than significant.

Mitigation Measures:

Fernandeño Tataviam Band of Mission Indians

MM TCR-1: Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities

- A. The project applicant shall retain a professional Tribal Monitor procured by the Fernandeño Tataviam Band of Mission Indians to observe all ground-disturbing activities including, but not limited to, excavating, digging, trenching, plowing, drilling, tunneling, quarrying, grading, leveling, clearing, driving posts, auguring, blasting, stripping topsoil or similar activity. Tribal Monitor shall be assigned by the tribe to each machine or work crew engaged in ground disturbing activity that is active more than 100 feet from any other earthwork machine. In the event that Native American cultural resources are discovered during Project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall assess the find. The archaeologist and Tribal monitor will have the authority to request ground disturbing activities cease within the area of a discovery. Work on the other portions of the Project outside of the buffered area may continue during this assessment period.

MM-TCR-2: Unanticipated Discovery of Tribal Cultural Resource Objects (Non-Funerary/Non-Ceremonial)

- A. The applicant and Lead Agency shall, in good faith, consult with the Fernandeño Tataviam Band of Mission Indians on the disposition and treatment of any Tribal Cultural Resource encountered during project implementation.

MM-TCR-3: Unanticipated Discovery of Human Remains and Associated Funerary or Ceremonial Objects

- A. If human remains or funerary objects are encountered during any activities associated with the Project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code shall be enforced for the duration of the Project.
- a. Inadvertent discoveries of human remains and/or funerary object(s) are subject to California State Health and Safety Code Section 7050.5, and the subsequent disposition of those discoveries shall be decided by the Most Likely Descendant (MLD), as determined by the Native American Heritage Commission (NAHC), should those findings be determined as Native American in origin.

Gabrieleno Band of Mission Indians - Kizh Nation

MM-TCR-4: Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities

- A. The project applicant/lead agency shall retain a Native American Monitor from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation. The monitor shall be retained prior to the commencement of any “ground-disturbing activity” for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). “Ground-disturbing activity” shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.
- B. A copy of the executed monitoring agreement shall be submitted to the lead agency prior to the earlier of the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.
- C. The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or “TCR”), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the project applicant/lead agency upon written request to the Tribe.
- D. On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Kizh from a designated point of contact for the project applicant/lead agency that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; or (2) a determination and written notification by the Kizh to the project applicant/lead agency that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact Kizh TCRs.

MM-TCR-5: Unanticipated Discovery of Tribal Cultural Resource Objects (Non-Funerary/Non-Ceremonial)

- A. Upon discovery of any TCRs, all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered TCR has been fully assessed by the Kizh monitor and/or Kizh archaeologist. The Kizh will recover and retain all discovered TCRs in the form and/or manner the Tribe deems appropriate, in the Tribe's sole discretion, and for any purpose the Tribe deems appropriate, including for educational, cultural and/or historic purposes.

MM-TCR-6: Unanticipated Discovery of Human Remains and Associated Funerary or Ceremonial Objects

- A. Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute.
- B. If Native American human remains and/or grave goods are discovered or recognized on the project site, then Public Resource Code 5097.9 as well as Health and Safety Code Section 7050.5 shall be followed.
- C. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2).
- D. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods.
- E. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.

XIX. UTILITIES AND SERVICE SYSTEMS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>

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

Prior to any construction activities, the project applicant would be required to coordinate with the City of Los Angeles Bureau of Sanitation (BOS) to determine the exact wastewater conveyance requirements of the proposed project, and any upgrades to the wastewater lines in the vicinity of the project site that are needed to adequately serve the proposed project would be undertaken as part of the project. Therefore, impacts related to wastewater treatment 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?

The proposed Autobody repair shop with Spray paint booth and office will not require additional water supplies. No impact will result.

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?

The project shall comply with Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance.

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?

The project does not include a component that would result in an increase in solid waste. No impact will result.

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

The project will be required to comply with current regulations required by the Department of Building and Safety (LAMC Section 99.04.408.1) and the Bureau of Sanitation (LAMC Section 66.32) which requires the recycling and proper disposal of solid waste and will ensure that the project complies with federal, state, and local regulations as it relates to solid waste. Impacts will be less than significant.

XX. WILDFIRE

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

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

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

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.

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?

The project site is located in a highly urbanized area of the City and the area surrounding the project site is completely developed. The site is relatively flat with no significant slope and is not located in a High Wind Velocity Area as identified by High Wind Area map developed by the Bureau of Engineering. Therefore, no impact would occur.

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?

As the project site is currently developed and surrounded by existing developments, the construction and operation of the proposed project can be characterized as in-fill development and will have minimal impact on the existing infrastructure. 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 proposed project would have a less-than-significant impact.

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

The project site is located in a highly urbanized area of the City and the area surrounding the project site is completely developed. The site is relatively flat with no significant slope and is not located in a High Wind Velocity Area as identified by High Wind Area map developed by the Bureau of Engineering. Therefore, no impact would occur.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

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

The proposed project does not have the potential to significantly degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, or threaten to eliminate a plant animal community. The project is located in a developed, urbanized area and will not disrupt or hinder any known habitats. Impacts will be no impact.

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

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. Although projects may be constructed in the project vicinity, the cumulative impacts to which the proposed project would contribute would be less than significant. In addition, all potential impacts of the proposed project would be reduced to less than significant levels with implementation of the mitigation measure provided in the previous sections. None of these potential impacts are considered cumulatively considerable, and implementation of the mitigation measures identified will ensure that no cumulative impacts will occur as a result of the proposed project.

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

The mitigation measures required herein will reduce the potential impacts of the proposed project on human beings to a less than significant level.

5 MITIGATION MONITORING PROGRAM

5.1 INTRODUCTION

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

The City of Los Angeles is the Lead Agency for the Project and therefore is responsible for administering and implementing the MMP. A public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity that accepts the delegation;

however, until mitigation measures have been completed, the Lead Agency remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the program.

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

5.2 ORGANIZATION

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

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

5.3 ADMINISTRATIVE PROCEDURES AND ENFORCEMENT

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

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

The Construction Monitor shall also prepare documentation of the Applicant's compliance with the PDFs and MMs during construction every 90 days in a form satisfactory to the Department of City Planning. The documentation must be signed by the Applicant and Construction Monitor and be included as part of the Applicant's Compliance Report. The Construction Monitor shall be obligated to immediately report to the Enforcement Agency any non-compliance with the MMs and PDFs within two businesses days if the Applicant does not correct the non-compliance within a reasonable time of notification to the Applicant by the monitor or if the non-compliance is repeated. Such non-compliance shall be appropriately addressed by the Enforcement Agency.

5.4 PROGRAM MODIFICATION

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

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

5.5 MITIGATION MONITORING PROGRAM

Mitigation Measures

Tribal Cultural Resources

Fernandeño Tataviam Band of Mission Indians

MM-TCR-1:

The project applicant shall retain a professional Tribal Monitor procured by the Fernandeño Tataviam Band of Mission Indians to observe all ground-disturbing activities including, but not limited to, excavating, digging, trenching, plowing, drilling, tunneling, quarrying, grading, leveling, clearing, driving posts, auguring, blasting, stripping topsoil or similar activity. Tribal Monitor shall be assigned by the tribe to each machine or work crew engaged in ground disturbing activity that is active more than 100 feet from any other earthwork machine. In the event that Native American cultural resources are discovered during Project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall assess the find. The archaeologist and Tribal monitor will have the authority to request ground disturbing activities cease within the area of a discovery. Work on the other portions of the Project outside of the buffered area may continue during this assessment period.

- **Enforcement Agency:** Los Angeles Department of Building and Safety, Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Department of Building and Safety, Los Angeles Department of City Planning
- **Monitoring Phase:** Pre-construction, grading
- **Monitoring Frequency:** Once, at plan check, and once at field inspection
- **Action Indicating Compliance:** Issuance of Certificate of Occupancy

MM-TCR-2:

The applicant and Lead Agency shall, in good faith, consult with the Fernandeño Tataviam Band of Mission Indians on the disposition and treatment of any Tribal Cultural Resource encountered during project implementation.

- **Enforcement Agency:** Los Angeles Department of Building and Safety, Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Department of Building and Safety, Los Angeles Department of City Planning
- **Monitoring Phase:** Pre-construction, grading
- **Monitoring Frequency:** Once, at plan check, and once at field inspection
- **Action Indicating Compliance:** Issuance of Certificate of Occupancy

MM-TCR-3:

If human remains or funerary objects are encountered during any activities associated with the Project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code shall be enforced for the duration of the Project. a. Inadvertent discoveries of human remains and/or funerary object(s) are subject to California State Health and Safety Code Section 7050.5, and the subsequent disposition of those discoveries shall be decided by the Most Likely Descendant (MLD), as determined by the Native American Heritage Commission (NAHC), should those findings be determined as Native American in origin.

- **Enforcement Agency:** Los Angeles Department of Building and Safety, Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Department of Building and Safety, Los Angeles Department of City Planning
- **Monitoring Phase:** Pre-construction, grading

- **Monitoring Frequency:** Once, at plan check, and once at field inspection
- **Action Indicating Compliance:** Issuance of Certificate of Occupancy

Gabrieleño Band of Mission Indians - Kizh Nation

MM-TCR-4: Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities

Prior to commencing any ground disturbance activities at the Project Site, the project applicant/lead agency shall retain a Native American Monitor from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation. The monitor shall be retained prior to the commencement of any “ground-disturbing activity” for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). “Ground-disturbing activity” shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.

A copy of the executed monitoring agreement shall be submitted to the lead agency prior to the earlier of the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.

The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or “TCR”), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the project applicant/lead agency upon written request to the Tribe.

On-site tribal monitoring shall conclude upon the latter of the following.

(1) written confirmation to the Kizh from a designated point of contact for the project applicant/lead agency that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; or

(2) a determination and written notification by the Kizh to the project applicant/lead agency that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact Kizh TCRs.

- **Enforcement Agency:** Los Angeles Department of Building and Safety, Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Department of Building and Safety, Los Angeles Department of City Planning

- **Monitoring Phase:** Pre-construction, grading
- **Monitoring Frequency:** Once, at plan check, and once at field inspection
- **Action Indicating Compliance:** Issuance of Certificate of Occupancy

MM-TCR-5: Unanticipated Discovery of Tribal Cultural Resource Objects (Non-Funerary/Non-Ceremonial)

Upon discovery of any TCRs, all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered TCR has been fully assessed by the Kizh monitor and/or Kizh archaeologist. The Kizh will recover and retain all discovered TCRs in the form and/or manner the Tribe deems appropriate, in the Tribe's sole discretion, and for any purpose the Tribe deems appropriate, including for educational, cultural and/or historic purposes.

- **Enforcement Agency:** Los Angeles Department of Building and Safety, Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Department of Building and Safety, Los Angeles Department of City Planning
- **Monitoring Phase:** Pre-construction, grading
- **Monitoring Frequency:** Once, at plan check, and once at field inspection
- **Action Indicating Compliance:** Issuance of Certificate of Occupancy

MM-TCR-6: Unanticipated Discovery of Human Remains and Associated Funerary or Ceremonial Objects

Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute.

If Native American human remains and/or grave goods are discovered or recognized on the project site, then Public Resource Code 5097.9 as well as Health and Safety Code Section 7050.5 shall be followed.

Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2).

Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods.

Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.

- **Enforcement Agency:** Los Angeles Department of Building and Safety, Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Department of Building and Safety, Los Angeles Department of City Planning
- **Monitoring Phase:** Pre-construction, grading
- **Monitoring Frequency:** Once, at plan check, and once at field inspection
- **Action Indicating Compliance:** Issuance of Certificate of Occupancy

6 PREPARERS AND PERSONS CONSULTED

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ARCHAEOLOGICAL ASSESSMENT REPORT

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Sara Dietler, Project Manager

7 REFERENCES, ACRONYMS AND ABBREVIATIONS

AB	Assembly Bill
ACM	Asbestos Containing Materials
AOC	Areas of Concern
APN	Assessor Parcel Number
AQMP	Air Quality Management Plan
Basin	South Coast Air Basin
BMPs	Best Management Practices
BOE	Bureau of Engineering
BPW	Board of Public Works
CA FID	California Facility Inventory Database
Caltrans	California Department of Transportation
CARB	California Air Resources Board
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CiSWMPP	<i>City of Los Angeles Solid Waste Management Policy Plan</i>
City	City of Los Angeles, California
CIWQS	California Integrated Water Quality System
CNEL	Community Noise Exposure
CoIWMP	Los Angeles County Integrated Waste Management Plan
CREC	Controlled Recognized Environmental Conditions
CUGU	Clean Up-Green Up
CY	Cubic Yards
DTSC	Department of Toxic Substances Control's
DWP	City of Los Angeles Department of Water and Power
ECHO	Enforcement and Compliance History Information
EDR	Environmental Data Resources
EIR	Environmental Impact Report
EPA	Environmental Protection Agency
ESA	Environmental Site Assessment
ETK	Transitional Kindergarten
EV	All Electric Vehicles
EWMP	Enhanced Watershed Management Programs
FAR	Floor-to-area ratio
FEMA	Federal Emergency Management Agency
FINDS	Facility Index System/Facility Registry System
GHG	Greenhouse gas(es)
GPR	Ground-Penetrating Radar
HAZMAT	Hazardous Materials Reporting Facility
HAZNET	Facility and Manifest Data
HIST	Historic
HREC	Historical Recognized Environmental Conditions
HVAC	Heating, Ventilation and Air Conditioning
HWTS	Hazardous Waste Tracking System
LBP	Lead Based Paint
LADBS	Los Angeles Department of Building and Safety
LADOT	City of Los Angeles Department of Transportation

LADRP	City of Los Angeles Department of Recreation and Parks
LADWP	City of Los Angeles Department of Water and Power
LAFD	City of Los Angeles Fire Department
LAGBC	Los Angeles Green Building Code
LAMC	Los Angeles Municipal Code
LAPD	City of Los Angeles Police Department
LAPL	City of Los Angeles Public Library
LARWQCB	Los Angeles Regional Water Quality Control Board
LAUSD	Los Angeles Unified School District
LID	Low Impact Development
MWELO	Model Water Efficient Landscape Ordinance
MPOs	California Metropolitan Planning Organizations
MRZ	Mineral Resource Zone
NAAQS	National Ambient Air Quality Standards
NPDES	National Pollution Discharge Elimination System
NOP	Notice of Preparation
O & M	Operations and Maintenance
PM _{2.5}	Fine Particulate Matter
PM ₁₀	Particulate Matter
PRC	Public Resource Code
PSF	Pounds per Square Foot of Pressure
RCRA	Resource Conservation and Recovery Act
REC	Recognized Environmental Conditions
RTP/SCS	Regional Transportation Plan/Sustainable Communities Strategy
RWQCB	Regional Water Quality Control Board
SB	Senate Bill
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SIP	State Implementation Plan
Siting Element	Countywide Siting Element
SQG	Small Quantity Hazardous Waste Generator
SRRE	City of Los Angeles Source Reduction and Recycling Element
STLC	Soluble Threshold Limit Concentration
SUSMP	Standard Urban Stormwater Mitigation Plan
SWEEPS	Statewide Environmental Evaluation and Planning System
SWPPP	Stormwater Pollution Prevention Program
SWIRP	Solid Waste Integrated Resources Plan
SWRCB	State Water Resources Control Board
TMDL	Total Maximum Daily Load
TPA	Transit Priority Area
TPH	Total Petroleum Hydrocarbons
USFWS	U.S. Fish and Wildlife Service
UST	Underground Storage Tank
VMT	Vehicle Miles Traveled
VOC	Volatile Organic Compounds
VRF	Variable Refrigerant Flow
WSA	Water Supply Assessment
ZI	Zoning Information