

Environmental Checklist Form (Draft Initial Study)
County of Los Angeles, Department of Regional Planning



Project title: Project No. TR071251 / Vesting Tentative Tract Map No. 071251 / Variance No. 200900013 / Environmental Assessment No. 200900129

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

Contact Person and phone number: Marie Pavlovic, (213) 974-6433

Project sponsor's name and address: Victoria Properties, LLC / Bill Little, 904 Silver Spur Road, #545, Rolling Hills Estates, CA 90274

Project location: 1701 West 120th Street, West Athens-Westmont, CA 90047
APN: 6079-022-081 USGS Quad: Inglewood

Gross Acreage: 0.87 acre (38,154 square feet)

General plan designation: N/A

Community/Area wide Plan designation: RD 2.3 (Single-Family Residence, 1-8 dwelling units per net acre (West Athens/Westmont Community Plan)

Zoning: R-1 (Single-Family Residence; 5,000 square feet minimum lot area), West Athens-Westmont Community Standards District

Description of project: The 120th Street Subdivision project is a proposal to create five single-family lots on 38,154 square feet (0.87 acre) and a request to modify the minimum lot width from 50 feet to 46 feet for one of the proposed lots. The project site is located at 1701 West 120th Street along the northern side of 120th Street, east of Western Avenue, west of Normandie Avenue, and south of the 105 Century Freeway. Access to the project site is via 120th Street. The project site is currently vacant. Proposed Lot 1 contains a plugged well (API#0403707643). A Project Review/Quick Check was prepared by the South-Central Coastal Information Center on June 3, 2019, which indicates the "property was previously used for oil and oil lifts were present on the project site." Grading is not proposed with the proposed subdivision project. However, per the ORO Engineering Corporation's Preliminary Soil Engineering Report dated November 23, 2011 and updated letter dated February 28, 2017, "Grading will be required to provide for building pads and to accommodate drainage." The project application was filed prior to adoption of the Connect Southwest LA which is a Transit Oriented Development Specific Plan. Therefore, the project applicant may choose which plan to follow and has opted to be subject to the West Athens/Westmont Community Plan.

Surrounding land uses and setting: The 0.87-acre project site is located on the north side of 120th Street. Single-family residential condominium units are located to the east of the project site. Apartment buildings are located west of the project site. The 105 Century Freeway is located north of the project site. The project site is generally surrounded by residential neighborhoods.

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

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

A formal notification of the proposed project was sent to the following Native American tribes:

- San Gabriel Band of Mission Indians-Gabrieleno Tongva, (Attn.: Anthony Morales, Chief) on June 13, 2019. Received no response.
- Gabrieleno Band of Mission Indians-Kizh Nation (Attn.: Andrew Salas, Chairman) on June 13, 2019.

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

<i>Public Agency</i>	<i>Approval Required</i>
<u>Department of Public Works</u>	<u>Building and Grading Permits</u>

Major projects in the area:

<i>Project/ Case No.</i>	<i>Description and Status</i>
<u>02-286 / CP 02-286, LP 02-286, ZC 02-286</u>	<u>Conditional Use Permit (CUP) to construct 4-story office building and 6-level parking structure, and modify Community Standards District (CSD) height requirement. Plan Amendment (PA) to amend the West Athens/Westmont Community Plan land use category from O-S to C-2. Zone Change (ZC) from OS to C-2 to C-3-DP. Approved at Board of Supervisors (BOS) on June 3, 2003; located at 1819-1821 W. 120th Street, Los Angeles.</u>
<u>03-078 / CP 03-078</u>	<u>CUP for two single-family dwellings. Approved by Hearing Officer (HO) on November 18, 2003; located at 1755 & 1757 W. 121st Street, Los Angeles.</u>
<u>TR067377 / TR067377, RCUP 200600158, RPA 200600006, RZC 200600007</u>	<u>Tentative Tract Map to create one multi-family lot with 69 detached condo units and private park on 0.71 gross acres. CUP to establish a Residential Planned Development (RPD), modify setbacks, and 6-ft. wall within the front yard. PA to amend the West Athens/Westmont Community Plan from RD 2.3 to RD 3.1. ZC from R-1 to RPD-5000-10U. Approved at BOS on January 13, 2009; located at 1535 120th Street, Los Angeles.</u>

R2012-02432 / MCUP
201200009

Minor CUP to continue operation of an existing 32-unit apartment complex. Approved by the Director on April 25, 2013; located at 1731 120th Street, Los Angeles.

02-169 / CUP 02-169, PKP
02-169

CUP to authorize the existing operation of a childcare facility. Parking Permit for off-site parking for day care center. Approved by Regional Planning Commission (RPC) on March 3, 2004, expired on July 7, 2014; located at 1731 120th Street, Los Angeles.

R2014-00459 / RCUP
201400019

CUP to continue operation of an existing school and childcare facility. Approved by HO on October 20, 2015; located at 1701 120th Street, Los Angeles.

2017-004246 /
RPPL2017006885

CUP for AT&T small cell Wireless Telecommunications Facility (WTF) on replacement wood utility pole in public right-of-way (ROW) for nodes 15 and 22. Approved by RPC on August 9, 2017; located at 1757 122nd Street, Los Angeles.

2017-006443 /
RPPL2017009703

CUP for a new 3-story 35 ft.-tall, 23,868 square feet, 55-guest room hotel, and demolish existing 7,500 square feet lodge structure. Submitted on October 10, 2017; located at 12000 Western Avenue, Los Angeles.

2019-002653 /
RPPL2019004756

Landmark Designation for the Chester Washington Golf Course. Submitted on August 12, 2019; located at 1818 Charlie Sifford Drive, Los Angeles.

Reviewing Agencies:

Responsible Agencies

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

Trustee Agencies

- None
- State Dept. of Fish and Wildlife
- State Dept. of Parks and Recreation
- State Lands Commission
- University of California (Natural Land and Water Reserves System)
- Division of Oil, Gas, and Geothermal Resources
- Dept. of Toxic Substances Control

Special Reviewing Agencies

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

County Reviewing Agencies

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

Regional Significance

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the Lead Department.)
 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 in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

 Signature (Prepared by)

 Date

 Signature (Approved by)

 Date

1. AESTHETICS

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

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

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

The project site is not adjacent to or in proximity to a designated scenic highway. The closest officially designated state scenic highway, Angeles Crest Highway (Route 2), in the Angeles National Forest. There are no significant ridgelines adjacent to the subject property. The proposed project is located within an established urbanized residential community and the residential development will not adversely affect a scenic vista. (source: GIS-NET Scenic Highway and Significant Ridgeline Layers).

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

The closest County Regional trails to the project site are the Los Angeles River Trail and Rio Hondo Trail, two miles away. The Project would not be visible or obstruct views to these trails. There is no impact.

- c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

The project site is not within the vicinity of a designated scenic highway. The Project is an infill project that proposes subdivide a vacant lot to five residenital lots. Consequently, the Project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway have a substantial adverse effect on a scenic vista.

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

The project site is an infill site surrounded by multi-family and single-family residential homes. The project site is within an urbanized area and complies with the development standards of the County Code. The Project will not degrade the existing visual character or quality of public views of the site. There is no impact.

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

The proposed residential development will be subject to the applicable County zoning standards and requirements including limiting the height of structures. The project site is located in an urbanized area where there are numerous sources of light. The proposed project will introduce new sources of light (e.g., vehicles,

street lights, residential lights, etc.) but should not adversely affect day or nighttime views of the area. The project site is not located within the Rural Outdoor Lighting District. The anticipated new sources of shadows, light, or glare would be less than significant.

2. AGRICULTURE / FOREST

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

Would the project:

a) 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 type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

The applicable zoning is R-1 (Single-Family Residence) even though the property is now located within a Transit Oriented District Specific Plan. The property is located in an urban area and does not contain any farmland. The construction of the residential buildings in an already established urbanized area will not result in the conversion of Prime Farmland, Unique Farmland or Farmland (Source: Farmland Mapping and Monitoring Program, California Department of Conservation, (<http://www.conservation.ca.gov/dlrp/fmmp/Pages/LosAngeles.aspx>), accessed on

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

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

The project site is currently zoned R-1. The project site was zoned R-1 since December 18, 1990. The project site is not currently used for agricultural purposes and it is not designated as an Agricultural Opportunity Area or under a Williamson Act contract (source: GIS-NET 3).

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

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

There is no forest land or timberland zoned Timberland Production within the project site. The Angeles National Forest is located approximately 22 miles from the project site (source: GIS-NET 3).

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

There is no forest land or timberland zoned Timberland Production within the project site. The Angeles National Forest is located approximately 22 miles from the project site (source: GIS-NET 3).

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

The project site has been zoned R1 since December 18, 1990 and is not comprised of any farmland. There is no forest land within the project site. The Angeles National Forest is located approximately 20 miles from the project site (source: GIS-NET 3).

3. AIR QUALITY

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

Would the project:

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

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

Applicable Air Quality Policies: The Project area is within Los Angeles County which is part of the the South Coast Air Basin (SCAB), which is bounded by the Pacific Ocean to the south and west and mountains to the north and east. Air quality in the South Coast Air Basin is managed by the South Coast Air Quality Management District (SCAQMD). The SCAQMD and the Southern California Association of Governments (SCAG) are the agencies responsible for preparing the Air Quality Management Plan (AQMP) for the SCAB. Since 1979, a number of AQMPs have been prepared. Every three (3) years the SCAQMD prepares a new AQMP, updating the previous plan and having a 20-year horizon. The latest version is the 2022 AQMP. The 2022 AQMP is a regional blueprint for achieving the federal air quality standards and healthful air. While air quality has dramatically improved over the years, the SCAB still exceeds federal public health standards for both ozone and particulate matter (PM) and experiences some of the worst air pollution in the nation.

Project Compliance with Air Quality Plan: CEQA requires that projects be consistent with the AQMP. A consistency determination plays an essential role in local agency project review by linking local planning and unique individual projects to the AQMP in the following ways: (1) it fulfills the CEQA goal of fully informing local agency decision-makers of the environmental costs of the project under consideration at a stage early enough to ensure that air quality concerns are fully addressed; and (2) it provides the local agency with ongoing information assuring local decision-makers that they are making real contributions to clean air goals contained in the AQMP.

Only new or amended General Plan elements, specific plans, and regionally significant projects need to undergo a consistency review. This is because the AQMP strategy is based on projections from local General Plans. Projects that are consistent with the local General Plan are, therefore, considered consistent with the air quality management plan.

The Project consists of a subdivision of land resulting in five lots, a net increase of four lots, consistent with the West Athens-Westmont Community Plan. In 2019, a Transit-Oriented District (TOD) Specific Plan called Connect Southwest LA was adopted which up-designated the property’s land use designation to Mixed Use which allows a greater range of uses to be established on-site and increased the maximum allowable density of 30 dwelling units per acre. The proposed lower density residential use is in keeping with both Programmatic EIRs for the 2035 General Plan and EIR for the TOD; therefore, the Project is consistent with the goals of the AQMP.

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"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

Emissions from operations of the Project would be below the levels produced during construction and in effect, the air quality significance thresholds for all pollutants.

Short-Term Impacts: Project construction raises localized ambient pollutant concentrations. Construction air quality impacts are considered significant if they exceed any of the following thresholds that have been established by SCAQMD to measure construction emissions. Each of the thresholds represents a daily maximum of acceptable pollutant emissions during the construction period:

- 75 pounds per day for ROG (reactive organic gases)
- 100 pounds per day for NO_x (oxides of nitrogen)
- 550 pounds per day for CO (carbon monoxide)
- 210 pounds per day for PM₁₀ (respirable 10-micron diameter particulate matter)
- 55 pounds per day for PM_{2.5} (respirable 2.5-micron diameter particulate matter)
- 210 pounds per day of SO_x (oxides of sulfur)

Air quality impacts may occur during demolition, site preparation and grading, and construction activities associated with the Project. Major sources of emissions during construction include exhaust emissions, fugitive dust generated as a result of soil and material disturbance during site preparation, and grading activities, and the emission of ROGs during the painting of the structures.

SCAQMD's Rule 403 governs fugitive dust emissions from construction projects. This rule sets forth a list of control measures that must be undertaken for all construction projects to ensure that no dust emissions from the Project are visible beyond the property boundaries. Adherence to Rule 403 is mandatory. Consistent with SCAQMD established methodologies, this rule is a requirement and not a mitigation of the Project. The Project is a relatively small, under three acres, infill development. Construction of the Project would involve trenching, paving, building and coatings, typical of construction activities that occur in Los Angeles County.

Long-Term Impacts: Long-term or operational Project emissions are caused by mobile emissions from truck and passenger vehicle traffic, and stationary source emissions from Project building heating and electrical systems. These air quality impacts are considered significant if they exceed any of the following thresholds that have been established by SCAQMD to measure long-term or operational emissions. Each of the thresholds represents a daily maximum of acceptable pollutant emissions:

- 55 pounds per day of ROG
- 55 pounds per day of NO_x
- 550 pounds per day of CO
- 210 pounds per day of PM₁₀
- 55 pounds per day of PM_{2.5}
- 210 pounds per day of SO_x

To evaluate Project air quality impacts, an Air Quality Study for 1701 W. 120th St. was prepared by Elevated Entitlements (attached). To estimate Project air pollutant emissions, the Air Quality Study uses the California Emissions Estimator Model Version 2022.1.162 (CalEEMod) to calculate criteria air pollutants from the construction and operation of the Project. CalEEMod is a statewide land use emissions computer model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify criteria air pollutant and GHG emissions.

Both short-term (construction) and long-term (operation) Project impacts are presented in the table below.

Emission Sources	ANNUAL EMISSIONS (LBS/DAY)						
	VOC	NOx	CO	SOx3	PM10	PM2.5	CO2
Construction Emissions	0.07	0.66	0.67	<0.005	0.20	0.11	1,323
Operation Emissions	0.83	0.03	0.27	<0.005	0.05	.02	89.5
Total Emissions in Air Basin	1,058,000	733,800	3,786,200	30,800	357,200	144,400	N/A
Project's Percent of Air Emissions	<0.001%	<0.001%	<0.001%	<0.001%	<0.001%	<0.001%	N/A

All Project short-term and long-term emissions are below their respective threshold values and the impact is less than significant.

c) Expose sensitive receptors to substantial pollutant concentrations?

Sensitive receptors refer to land uses and/or activities that are especially sensitive to poor air quality and typically include residences, board and care facilities, schools, playgrounds, hospitals, parks, childcare centers, and outdoor athletic facilities, and other facilities where children or the elderly may congregate. These population groups are generally more sensitive to poor air quality. The SCAQMD requires that CEQA air quality analyses indicate whether a proposed project will result in an exceedance of *localized emissions thresholds* or LSTs. LSTs only apply to short-term (construction) emissions at a fixed location and do not include off-site or area-wide emissions. As indicated previously, the proposed five (5) parcels are relatively small in land area and the future construction activities would be below levels that the SCAQMD considers to be a significant impact. In addition, fugitive dust emission, which is responsible for PM10 and PM2.5 emissions, will further be reduced through the implementation of SCAQMD regulations related to fugitive dust generation and other construction-related emissions. These SCAQMD regulations are standard conditions required for every construction project undertaken within the County, as well as in the cities and counties governed by the SCAQMD. As a result, less than significant impacts will occur.

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

Project construction would involve the use of heavy equipment creating exhaust pollutants from on-site earth movement and from equipment bringing concrete and other building materials to the site. With regards to nuisance odors, any air quality impacts would be confined to the immediate vicinity of the equipment itself. By the time such emissions reach neighboring residential properties, they would be diluted to well below any

level of air quality concern. Any exposure of the general public to common construction odors would be of short duration and not significant.

Operational odors associated with residential uses typically include cooking and vehicle use. These odors would be nominal, and consistent with the surrounding residential uses. Consequently, potential impacts associated with objectionable odors would not be significant.

Resources:

- Air Quality Study For 1701 W. 120th St., dated September 7, 2023, prepared by Elevated Entitlements.

4. BIOLOGICAL RESOURCES

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

Would the project:

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

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

Records of documented occurrences of state of federal endangered species identified in the Endangered Species Acts, as well as certain species of special concern designated by the CDFW or USFWS, have been inventoried in Los Angeles County’s California Natural Diversity Database (CNDDDB), which is maintained by the CDFW. The CNDDDB has found no endangered species at the Project site. In addition, this Project is in an urbanized area and is an infill project. No substantial adverse effect on any species is anticipated. This Project would have no impact.

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

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

The Project site is developed and surrounded by urban land uses and does not contain identified native or sensitive species, riparian or sensitive habitats or wetlands. There will be no impact.

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

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

The Project site is developed and surrounded by urban land uses and does not contain identified native or sensitive species, riparian or sensitive habitats or wetlands. There will be no impact.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

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

The Project site is developed and surrounded by urban land uses and does not contain identified native or sensitive species, riparian or sensitive habitats or wetlands. The property is a vacant disturbed land with no vegetation. The property is surrounded by asphalt, concrete and buildings, and some grasses which does is

unlikely to provide suitable habitat, including nesting habitat, for migratory birds which are protected under the federal Migratory Bird Treaty Act (MBTA) and under Section 3513 et. seq. of the CDFW Code.

- e) Convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5 inch in diameter measured at 4.5 feet above mean natural grade) or other unique native woodlands (juniper, Joshua, southern California black walnut, etc.)?

There are no oaks located on site. The Project is an infill subdivision project in an urbanized area. There will be no impact.

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

The Project is not located in the Significant Ecological Area (“SEA”), has no oak trees, and is not in conflict with the County General Plan. There will be no impact.

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

The Project site is not within a designated SEA. The site is urbanized and surrounded by urban land uses. There are no state, regional or County habitat conservation plans applicable to the Project site. Consequently, the Project would not conflict with a habitat conservation plan.

5. CULTURAL RESOURCES

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

Would the project:

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

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

The CEQA Guidelines, Section 15064.5, define “historic resources” as resources listed in the California Register of Historical Resources, or determined to be eligible by the California Historical Resources Commission for listing in the California Register of Historical Resources.¹ The criteria for eligibility are generally set by the Historic Sites Act of 1935, which established the National Register which recognizes properties that are significant at the national, state and local levels. To be eligible for listing in the National Register, a district, site, building, structure, or object that must possess integrity of location, design, setting, materials, workmanship, feeling and association relative to American history, architecture, archaeology, engineering, or culture.² In addition, unless the property possesses exceptional significance, it must be at least 45 years old to be eligible.

The site is currently vacant with no structures. No known historic resources have been identified on site. No impact is anticipated.

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

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

An archaeological resource is any material remains of human life or activities which are at least 100 years of age, and which are of archaeological interest.³ Significant archaeological resources found in the County include those associated with Native American cultures. AB52 which became effective July 1, 2015, requires public agencies to respond to Native American tribal representative requests by providing formal notification of proposed projects within the geographic area that is traditionally and culturally affiliated with the tribe. The Gabrieleno Band of Missions Indians- Kizh Nation and Tongva Nation has been identified in the West-Athens area and the Project site within their geographic area of concern and a letter was sent, dated June 13, 2019, requesting for consultation. In addition, a records request for Native American resources in the vicinity of the Project site was requested and conducted by the South-Central Coastal Information Center (SCCIC). Results of the SCCIC research, dated June 3, 2019 (Appendix B), indicated that although the Project site is disturbed land in an urbanized area, there is the potential for the discovery of prehistoric and historic cultural

¹ California Public Resources Code Section 5020.1(k), Section 5024.1(g).

² Guidelines for Completing National Register Forms, National Register Bulletin 16, U.S. Department of the Interior, National Park Service, September 30, 1986 (“National Register Bulletin 16”).

³ <https://www.nps.gov/history/local-law/43cfr7.htm>; accessed June 3, 2016.

resources within the Project boundaries. Agricultural remains, foundations, trails, hearths, trash dumps, privies, changes in soil colorations, human or animal bone, pottery, chipped or shaped stone, etc. are all potential indications of an archaeological site. Therefore, customary caution and a halt-work condition should be in place for any ground-disturbing activities. In the event that any evidence of cultural resources is discovered, all work within the vicinity of the find should stop until a qualified archaeological consultant can assess the find and make recommendations. To address the potential impacts associated with Native American resource finds, Mitigation Measure 5.2 is added to the Project. With inclusion of this measure, potential Project impacts regarding archaeological resources would be reduced to less than significant levels.

Mitigation Measure:

Mitigation Measure 5.1: In the event that field personnel encounter buried cultural materials, work in the immediate vicinity of the find should cease and a qualified archaeologist should be retained to assess the significance of the find. The qualified archaeologist shall have the authority to stop or divert construction excavation as necessary. If the qualified archaeologist finds that any cultural resources present meet eligibility requirements for listing on the California Register or the National Register, plans for the treatment, evaluation, and mitigation of impacts to the find would need to occur. The archaeological monitor shall prepare a final report at the conclusion of archaeological monitoring. The report shall be submitted by the Permittee to the County, the South-Central Coastal Information Center, and representatives of other appropriate or concerned agencies to signify the satisfactory completion of the Project and required mitigation measures. The report shall include a description of resources unearthed, if any, treatment of the resources, and evaluation of the resources with respect to the California Register of Historical Resources.

Mitigation Measure 5.2: If potential Native American resources are uncovered during grading, the applicant shall be halt work in the immediate area of the find, inform the Department of Regional Planning immediately and retain a qualified professional archaeologist and a Native American monitor approved by the Gabrieleno Band of Mission Indians - Kizh Nation to examine the material to determine whether it is a “unique cultural resource” as defined in Section 21083.2 (g) of the State CEQA Statues. If this determination is positive, the scientifically consequential information shall be fully recovered by the archaeologist. Work may continue outside the area of the find. However, no further work shall occur in the immediate location of the find until all information recovery has been completed and a report concerning same filed with the County, a designated repository as appropriate and made available to interested representatives of Native American tribes that are traditionally and culturally affiliated with the Project area.

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

Chapter 9: Conservation and Natural Resources Element of the General Plan states that over 1,000 fossil localities have been recorded and in excess of a million specimens have been collected in Los Angeles County. These finds have occurred in the La Brea Tar Pits, Santa Monica Mountains, Mint Canyon, Palos Verdes Peninsula and Puente Hills. The Project site has been previously graded, the potential Project impacts regarding paleontological resources would be less than significant.

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

As discussed in Checklist Item #5.b, above, the Project site is located within the Gabrieleno Band of Missions Indians - Kizh Nation and Tongva Nation and a request for consultation letter was sent June 13, 2019. The Project site is located in an urbanized area, has already been graded, and does not include subsurface excavation such as that necessary to accommodate a subterranean garage or basement. Pursuant to state of California Health and Safety Code provisions (notably § 7050.5-7055), should any human remains be uncovered, all construction activities must cease and the Los Angeles County Coroner, County Department of Regional Planning and Sherriff Department be immediately contacted. With this legal requirement in place and the already disturbed nature of the Project site, the Project's potential to encounter or disturb any human remains would be less than significant.

6. ENERGY

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

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"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

As a new development, the Project would be required to comply with the Los Angeles County Green Building Code. The proposed Project will incorporate energy efficient measures such as the following:

- Drip irrigation
- Low flow plumbing fixtures
- Energy efficient appliances and light fixtures
- Net Zero 2020 (enhanced Title 24 standards)
- Solar.

Consequently, no conflicts with the Green Building code would occur. A less than significant impact is anticipated

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"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

As a new development, the Project would be required to comply with the Los Angeles County Green Building Code. It is an infill project that would be located on an underutilized vacant property. Infill housing constructed in compliance with the most current Green Building code would not involve the inefficient use of energy resources. A less than significant impact is anticipated.

7. GEOLOGY AND SOILS

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

Would the project:

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

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

The Alquist-Priolo Earthquake Fault Zoning Act was passed in 1972 to mitigate the hazard of surface faulting to structures used for human occupancy. ⁴ The main purpose of the Act is to prevent the construction of buildings used for human occupancy on top of the traces of active faults. Active and potentially active faults within ten miles of the Project site include the three fault traces as part of the Inglewood fault zone located less than one mile away from the Project Site.

Development of any projects within any active or potentially active fault zone, including Alquist-Priolo fault zones, is not permitted in the state of California. The Project site is located in the generally flat urbanized area and not within a designated fault zone. No known active faults through the site nor does the site lie within the boundaries of an “Earthquake Fault Zone” as defined by the State of California in the Alquist-Priolo Earthquake Fault Zoning Act. Therefore, potential for ground rupture due to an earthquake beneath the site is considered very low. As required by the California Building Code (CBC), the Project would be required to provide a geotechnical study for review and approval by the County prior to issuance of a building permit. Project construction must then comply with the requirements of the approved geotechnical report and CBC. Compliance with these measures would mitigate potential adverse impacts from regional seismic activity. Consequently, Project impacts related to rupture of a known earthquake fault would be less than significant.

- ii) Strong seismic ground shaking?

Liquefaction occurs during moderate to great earthquakes, when ground shaking causes water-saturated soils to become fluid and loose strength, much like quicksand. If the liquefied layer is in the subsurface, the material above it may slide laterally depending on the confinement of the unstable mass. According to General Plan Figure 12-1, Seismic and Geotechnical Hazard Zones Policy Map, areas of liquefaction occur throughout the County. Therefore, the potential for liquefaction to occur beneath the site is considered to be low. Prior to development, the Project may be required to provide a soils report for review and approval by the County, and to comply with the requirements of the approved soils report. Compliance

⁴ Originally titled the Alquist-Priolo Special Studies Zones Act until renamed in 1993, Public Resources Code Division 2, Chapter 7.5, Section 2621.

with these measures would mitigate potential adverse impacts associated with seismic-related ground failure including liquefaction. Consequently, Project impacts related to liquefaction would be less than significant.

iii) Seismic-related ground failure, including liquefaction and lateral spreading?

Liquefaction occurs during moderate to great earthquakes, when ground shaking causes water-saturated soils to become fluid and loose strength, much like quicksand. If the liquefied layer is in the subsurface, the material above it may slide laterally depending on the confinement of the unstable mass. According to General Plan Figure 12-1, Seismic and Geotechnical Hazard Zones Policy Map, the Project is not within a seismic zone or located near a fault trace. Prior to development, the Project may be required to provide a soils report for review and approval by the County, and to comply with the requirements of the approved soils report. Compliance with these measures would mitigate potential adverse impacts associated with seismic-related ground failure including liquefaction. Consequently, Project impacts related to liquefaction would be less than significant.

iv) Landslides?

According to General Plan Figure 12-1, Seismic and Geotechnical Hazard Zones Policy Map, areas of landslides occur generally within the hills and mountainous areas of the County. The Project is located in a flat urban area, away from hillsides, and the site is not identified as being within a potential landslide area. Consequently, Project impacts related to landslides would be less than significant.

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

The Project site is relatively flat and already developed on disturbed land. During Project construction when soils are exposed, temporary soil erosion may occur, which could be exacerbated by rainfall. Project grading would be managed through the preparation of a Stormwater Pollution Prevention Plan (SWPPP) as required by State Water Resources Control Board. In addition, Los Angeles Regional Water Quality Control Board (LARWQCB) requires that all post development stormwater runoff shall not exceed the predevelopment peak flow. The Project will be required to prepare a Low Impact Development Plan (LID) that presents drainage and water quality improvements that comply with the County of Los Angeles stormwater mitigation requirements. The LID identifies structural best management practices (BMPs) to control post development erosion including infiltration basins to collect and filter run-off and slope planting and irrigation systems that control erosion. The LID would require approval by the County. Compliance with the approved LID would reduce Project impacts related to substantial soil erosion to less than significant levels.

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?

As discussed above, the site is not within a potential liquefaction or land slide area that could cause lateral spread. Project construction must comply with the requirements of the approved soils report. Compliance with the soils report would ensure impacts related to unstable soils, including liquefaction or collapse liquefaction are less than significant.

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

Expansive soils have not been identified on the site. Prior to development, the Project may be required to provide a soils engineering report for review and approval by the County, and to comply with the requirements of the approved soils report. Consequently, Project impacts related to expansive soils would be less than significant.

e) Have soils incapable of adequately supporting the use of onsite wastewater treatment systems where sewers are not available for the disposal of wastewater?

The Project proposes a connection to the public sewer system, and will not use septic tanks or alternative wastewater disposal systems.

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

The Project site is not within a designated Hillside Management Area or hillside protected by the General Plan Conservation and Natural Resources Element.

References:

- Los Angeles County General Plan 2035, Figure 12-1, Seismic and Geotechnical Hazard Zones Policy Map, https://planning.lacounty.gov/assets/upl/project/gp_2035_2021-FIG_12-1_seismic_hazards.pdf, accessed September 2, 2022.

8. GREENHOUSE GAS EMISSIONS

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

Would the project:

a) **Generate greenhouse gas (GHGs) 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"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

Greenhouse gases (GHGs) comprise less than 0.1 percent of the total atmospheric composition, yet they play an essential role in influencing climate. Greenhouse gases include naturally occurring compounds such as carbon dioxide (CO₂), methane (CH₄), water vapor (H₂O), and nitrous oxide (N₂O), while others are synthetic. Man-made GHGs include the chlorofluorocarbons (CFCs), hydrofluorocarbons (HFCs) and Perfluorocarbons (PFCs), as well as sulfur hexafluoride (SF₆). Different GHGs have different effects on the Earth's warming. GHGs differ from each other in their ability to absorb energy (their "radiative efficiency") and how long they stay in the atmosphere, also known as the "lifetime".

To provide guidance to local lead agencies on determining significance for greenhouse gas (GHG) emissions in their CEQA documents, the SCAQMD has recommended a threshold of 3,000 metric tons (Mtons) of CO₂e per year for residential and commercial projects. For construction, the SCAQMD recommends that construction GHG emissions be totaled and amortized over a period of 30 years, then added to the emissions generated by the project's operation. The Project's Air Quality Study reports the Project's total CO₂e emissions would be 1,412.5 (construction and operation emissions combined).

The project's construction and operational ghg emissions combined are not expected to exceed the threshold of 3,000 Mtons per year. The project proposes five single family lots for a net gain of four lots. The applicable Community Plan is the West Athens/Westmont Community Plan which limits the project site's single-family density to eight dwelling units per acre. In 2019, the Connect Southwest Transit-Oriented District (TOD) Specific Plan was adopted superseding the West Athens/Westmont Community Plan as the governing local. This means that the Project site is located in an area that is within a 1/2-mile radius from a major transit stop that have development and design standards, and incentives to facilitate transit-oriented development. The Project site sits between two Los Angeles County Metropolitan Transportation Authority (Metro) mass transit rail stations, the Vermont/Athens Metro station located about 1 mile to the east and the Crenshaw station located 2 miles to the west. The project is not anticipated to exceed the screening criteria of 110 daily trips for a non-retail land use (LAC DPW Transportation Impact Analysis Guidelines). Therefore, a traffic impact study was not required for the project and the project's GHG emissions resulting from mobile sources is not expected to be significant. Further, future buildings are required to comply with the Green Building Code which would reduce GHG emissions resulting from stationary sources to less than significant. The project's density is consistent with both the applicable Community Plan. Consequently, the project's over-all GHG emissions is expected to be less than significant.

b) **Conflict with any 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"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

In 2006, California passed the California Global Warming Solutions Act of 2006 (AB 32; California Health and Safety Code Division 25.5, Sections 38500, et seq.), which requires the California Air Resources Board (CARB) to design and implement emission limits, regulations, and other measures, such that feasible and cost-effective statewide GHG emissions are reduced to 1990 levels by 2020 (representing an approximate 25 percent reduction in emissions). Statewide strategies to reduce GHG emissions include reduced building emission requirements specified in the Building and Energy Efficiency Standards and California Green Building Standards Code, which was most recently updated in 2019.

Additionally, the California legislature passed Senate Bill (SB) 375 to connect regional transportation planning to land use decisions made at a local level. SB 375 requires the metropolitan planning organizations to prepare a Sustainable Communities Strategy (SCS) in their regional transportation plans to achieve the per capita GHG reduction targets. For the SCAG region, Connect SoCal – The 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (Connect SoCal Plan) is a long-range visioning plan that balances future mobility and housing needs with economic, environmental and public health goals.

The Project is consistent with the applicable 1990 West Athens/Westmont Community Plan. Community Plan’s general land use policy of allowing for the development of residential, commercial, recreation, public and supportive land uses, at varying density and intensities and encourages infill of vacant parcels in residential areas.

The Project is also consistent with the Connect SoCal – The 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (Connect SoCal Plan) as follows:

- Goal 2: Improve mobility, accessibility, reliability, and travel safety for people and goods.
- Goal 5: Reduce greenhouse gas emissions and improve air quality.
- Goal 9: Encourage development of diverse housing types in areas that are supported by multiple transportation options

The Project is an infill development that is located within a half mile buffer of high-quality transit area and major transit stops as identified by the Southern California Association of Governments. The Project would be constructed in compliance with the current CBC including the Green Building Code. The Project would be developed with energy efficient heating and ventilation, windows, roofs and building materials. The Project would install solar and energy efficient plumbing and electric fixtures, and appliances. As discussed in Sections 10 and 19 below, the Project also includes water quality improvements and would comply with waste recycling requirements. Consequently, the Project would not conflict with policies or regulations aimed at reducing GHG.

Resources:

- Air Quality Study For 1701 W. 120th St., dated September 7, 2023, prepared by Elevated Entitlements.
- Los Angeles County Department of Public Works. Traffic Impact Analysis Guidelines, July 23, 2020, <https://dpw.lacounty.gov/traffic/docs/Transportation-Impact-Analysis-Guidelines-July-2020-v1.1.pdf>. Accessed April 14, 2024.

- The Southern California Association of Governments. 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy, <https://scag.ca.gov/sites/main/files/file-attachments/23-2987-connect-socal-2024-final-complete-040424.pdf?1712261565>. Accessed April 15, 2024.

9. HAZARDS AND HAZARDOUS MATERIALS

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

Would the project:

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

As a residential townhome development, the Project is not associated with the transport or use of hazardous materials. However past uses on the Project site could create existing on-site hazards that could require removal and disposal prior to Project development. The project site is vacant. However, according to a Project Review/Quick Check performed by the South Central Coastal Information Center, the property may have previously contained an oil field. There is one known plugged waterflood well (API#0403707643) is located on proposed lot 1 as identified by CalGem’s Oil Finder website. A Phase 1 Environmental Site Assessment was prepared by Elevated Entitlements, dated June 29, 2023, regarding 1701 W. 120th St. to identify adverse environmental conditions including the presence or likely presence of any hazardous substances or petroleum products in, on, or at the property and concluded there is no evidence of recognized environmental conditions in connection with the property. Although the Project would be required to comply with all local and state laws during construction, to address the potential impacts associated with the plugged well, the following mitigation measure is recommended. With inclusion of this measure, the Project would not create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials:

Mitigation Measure

Mitigation Measure 9.1: There is one known well (API#0403707643) located on parcel 6079-022-081 and within 300 feet of proposed buildings. For this reason, the proposed scope of work would be subject to Title 26 of Los Angeles County Code Section 110.4. Along with the requirements of Code Section 110.4, the developer shall obtain a Construction Site Well Review (CSWR) from California Department of Conservation Geologic Energy Management (CalGEM) and satisfy any requirements by CalGEM provided in the CSWR prior to issuance of a building permit for a residential unit.

Additionally, the Project is located within 1,000 feet of the 120th Street Dump (19-AA-5303), a methane producing landfill. The Project is also located within 1,000 feet of Caltrans Site 15 (19-AA-5204), a closed landfill where CalRecycle has the site under investigation and the regulatory status is to be determined. As a result, the proposed development would be subject to requirements found in Title 26 of Los Angeles County Code, Section 110.3. For the aforementioned reasons, the applicant shall comply with Los Angeles County Public Works methane mitigation standards and requirements. Contact the Department of Public Works Environmental Program Division at METHANE@PW.LACOUNTY.GOV.

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

As discussed above, the proposed residential Project is not associated with the transport or use of hazardous materials. The Project Site contains a plugged oil well. Future construction would be required to comply with all local and state laws concerning development near the oil well. Project compliance with all applicable local and state laws would result in a less than significant effect.

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

Residential uses and the elementary school located in the vicinity of the Project site are considered sensitive land uses. Residential uses are adjacent to the Project site on its east, west, and south sides. A golf course is located nearby at the southwest intersection of Western Avenue and 120th Street. Although as previously discussed the proposed residential Project is not associated with the transport or use of hazardous materials. Therefore, potential impacts relative to hazardous emissions or materials within one-quarter mile of a sensitive land use would be less than significant levels.

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

Section 65962.5 requires that state of California Department of Toxic Substances Control (DTSC) compile and update as appropriate a list of all hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code (HSC). As part of the ESAs prepared for the Project (reference Appendix A, a regulatory records search was conducted, including DTSC records, of properties within the vicinity of the Project site. The Project site is not included on a list of hazardous materials sites maintained by DTSC, nor any other identified lists of hazardous materials sites including those maintained by the LARWQCB. Consequently, potential Project impacts associated with Section 65962.5 are less than significant.

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 closest airport to the Project site is the Hawthorne Municipal Airport, located approximately 2.7 miles to the west. Consequently, the Project would not result in an airport related safety hazard for future Project residents.

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

The emergency response plan for the unincorporated areas of the County is the Operational Area Emergency Response Plan (OAERP), which is prepared by the County Office of Emergency Management (OEM). The OAERP strengthens short and long-term emergency response and recovery capability, and identifies emergency procedures and emergency management routes in Los Angeles County. Direct vehicle access to

the Project site is via 120th Street. Lots 1 and 2 share a private driveway, as well as 4 and 5. However, each lot contributes at least 10' to form the share driveway. Consequently, the Project would not impair or physically interfere with the County OAERP or other adopted emergency response or evacuation plan.

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

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

Los Angeles County faces major wildland fire threats due to its hilly terrain, dry weather conditions, and the nature of its plant coverage. The at-risk areas are designated as Fire Hazard Severity Zones (FHSZs) and are classified as Very High, High, and Moderate in State Responsibility Areas and Very High in Local and Federal Responsibility Areas. Areas in the Very High FHSZ areas are generally located in the mountainous and hilly areas of the County, including the Santa Monica Mountains, Angeles National Forest and Puente Hills. The Project site is an infill property located in a flat and urbanized area of the County. According to the County Fire Zone Map, the Project site is not within a Very High FHSZ and would provide adequate access.⁵

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

The Project site is currently developed and located within a fully urbanized area of the County. An existing County water line is located along 120th Street and the Project proposes to connect to this line. Golden State Water Company is the water purveyor for the Project site and has provided a letter to the Applicant in 2019 indicating that adequate water distribution is available to serve the Project. Consequently, the Project is located in an area with adequate water and pressure to meet fire flow standards and in compliance with County Fire requirements.

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

As discussed above, the Project site is an infill property located in a flat and urbanized area of the County. The Project site is not within a Very High FHSZ and is not proximate to land uses that have the potential for dangerous fire hazard.

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

As discussed above, the Project site is an infill property located in a flat and urbanized area of the County. According to the County Fire Zone Map, the Project site is not within a Very High FHSZ. The Project would subdivide one lot into five residential lots and construct a new residential according to current building and fire codes. The Project does not constitute a potentially dangerous fire hazard.

References:

⁵ <https://www.lafd.org/fire-prevention/brush/fire-zone/fire-zone-map>; accessed September 2, 2022.

- California Department of Conservation, Geologic Energy Management Division, Geothermal Energy, CalGem GIS, Well Finder <https://maps.conservation.ca.gov/doggr/wellfinder/#/-118.30681/33.92409/18>, accessed September 2, 2022.
- Water Will Serve Letter

10. HYDROLOGY AND WATER QUALITY

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

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

According to Section 7.1 of the Los Angeles County Low Impact Development (LID) Standards (February 2014), “Stormwater quality control measures are required to augment site design principles and source control measures to reduce the volume of stormwater runoff and potential pollution loads in stormwater runoff to the maximum extent practicable.”⁶

The proposed LID will be subject to review and approval by the Los Angeles County Public Works Department. This process will ensure that the Project will meet goals of reducing post development runoff and treating remaining runoff to comply with LARWQCB and County requirements. Consequently, the Project impacts relative to violation of water quality and waste discharge standards would be less than significant.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

The Project site is vacant. The Project would be drawing water from the local water distribution system managed by Golden State Water Company. No local groundwater would be drawn to supply water to the Project, and proposed water quality improvements would comply with County LID requirements and protect the quality of the site and surrounding area groundwater supply. Consequently, the Project impact on groundwater supplies or recharge would be less than significant.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of a Federal 100-year flood hazard area or County Capital Flood floodplain; the alteration of the course of a stream or river; or through the addition of impervious surfaces, in a manner which would: | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| (i) Result in substantial erosion or siltation on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

⁶ <https://dpw.lacounty.gov/ldd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>; accessed January 17, 2021.

As depicted in Figure 12.2, Flood Hazard Policy Map, of the General Plan, the Project site is not located within a 500-year or 100-year flood plain. The site is relatively flat and already developed with buildings and paving. During Project construction when soils are exposed, temporary soil erosion may occur, which could be exacerbated by rainfall. Project grading would be managed through the preparation of a SWPPP as required by State Water Resources Control Board. In addition, LARWQCB requires that all post development stormwater runoff shall not exceed the pre-development peak flow. A Preliminary LID for the Project presents a plan to collect and filter the drainage from the proposed Project's development. By controlling off-site run-off, substantial soil erosion and siltation would be reduced to less than significant levels.

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

As discussed above, the Project would collect both construction and post development run-off on-site consistent with State and County LID requirements. Consequently, the Project would not increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite, and this impact is less than significant.

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

As discussed above, the Project would collect both construction and post development run-off on-site consistent with State and County LID requirements. Consequently, the Project would not create or contribute runoff that would exceed existing or planned drainage systems, and this impact is less than significant.

(iv) Impede or redirect flood flows which would expose existing housing or other insurable structures in a Federal 100-year flood hazard area or County Capital Flood floodplain to a significant risk of loss or damage involving flooding?

Figure 12.2, FEMA Flood Hazard Policy Map, of the General Plan illustrates locations of flood hazard areas and shows the area surrounding the Project site as outside of any 100-year or 500-year flood hazard. Further, as discussed above, the Project would collect both construction and post development run-off on-site consistent with State and County LID requirements. Consequently, the Project would not impede or redirect flood flows.

d) Otherwise place structures in Federal 100-year flood hazard or County Capital Flood floodplain areas which would require additional flood proofing and flood insurance requirements?

As discussed above, the Project LID identifies a series of drainage and water quality improvements required to comply with the County LID requirements. Compliance with the approved LID would ensure that County water quality and waste discharge standards are met. Consequently, the Project would not conflict with the County LID.

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

As discussed above, the Project LID identifies a series of drainage and water quality improvements required to comply with the County LID requirements. Compliance with the approved LID would ensure that County water quality and waste discharge standards are met. Consequently, the Project would not conflict with the County LID.

f) Use onsite wastewater treatment systems in areas with known geological limitations (e.g. high groundwater) or in close proximity to surface water (including, but not limited to, streams, lakes, and drainage course)?

The Project is an infill site within a fully urbanized area and will connect to the public sewer system.

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

As discussed above, the Project site is outside of any 100-year or 500-year flood hazard. A seiche is a surface wave created when an inland body of water is shaken. A tsunami is a series of ocean waves caused by a sudden displacement of the ocean floor, most often due to earthquakes. The Project site is located inland approximately 34 miles east of the Pacific Ocean. Consequently, the Project would not place development in areas of flooding, tsunamis or seiches.

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

As discussed above, the Project LID identifies a series of drainage and water quality improvements required to comply with the County LID requirements. Development of the Project would be subject to County review and approval of the LID. Compliance with the approved LID would ensure that County water quality and waste discharge standards are met. Consequently, Project impacts relative to degradation of water quality would be less than significant.

References:

- Los Angeles County General Plan 2035, Figure 12-2, FEMA Flood Hazard Policy Map, https://planning.lacounty.gov/assets/upl/project/gp_2035_2021-FIG_12-2_flood_zones.pdf, accessed September 2, 2022.

11. LAND USE AND PLANNING

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

Would the project:

a) **Physically divide an established community?**

The project entails subdividing the one existing residential parcel into five single-family lots and would not result in a physical division of an established community. The project does not require the construction of new freeways, rail lines, flood control channels, and the project will conform to the existing street grid.

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

The project entails subdividing the one existing residential parcel into five single-family lots. The property's land use category is RD 2.3 (Single-Family Residence, 1-8 dwelling units per net acre) within the West Athens/Westmont Community Plan. The land use designation is designed for the establishment of single-family residential developments. The proposed project of five single-family lots on 0.62 acres is consistent with this category of the West Athens/Westmont Community Plan.

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

The Project is not located in the Hillside Management Area or Significant Ecological Areas. The Project does not conflict with the goals and policies of the General Plan. There is no impact.

12. MINERAL RESOURCES

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

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

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"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

The project would not result in the loss of availability of a locally-important mineral resource recovery site, as the project site is not identified as a mineral resource area on the Los Angeles County Natural Resource Areas map.

13. NOISE

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

Would the project result in:

a) **Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?**

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

Noise Measurements: Since the human ear is not equally sensitive to all sound frequencies within the entire auditory spectrum, human response is factored into sound descriptions by weighting sounds within the range of maximum human sensitivity more heavily in a process called "A-weighting," written as dB(A). Any further reference in this discussion to decibels written as "dB" should be understood to be A-weighted. Time variations in noise exposure are typically expressed in terms of a steady-state energy level equal to the energy content of the time varying period (called LEQ), or alternately, as a statistical description of the sound pressure level that is exceeded over some fraction of a given observation period.

Typical human hearing can detect changes in sound levels of approximately 3 dBA under normal conditions. Changes of 1 to 3 dBA are detectable under quiet, controlled conditions, and changes of less than 1 dBA are usually indiscernible. A change of 5 dBA is discernable to most people in an exterior environment while a change of 10 dBA is perceived as a doubling (or halving) of the noise. Because people are generally more sensitive to unwanted noise intrusion during the evening and at night, state law requires that, for planning purposes, an artificial dB increment be added to quiet time noise levels in a 24-hour noise descriptor called the Ldn (day-night) or the Community Noise Equivalent Level (CNEL). The CNEL metric has gradually replaced the Ldn factor, but the two descriptors are essentially identical.

Noise Standards: Noise is defined as unwanted sound, and is known to have several adverse effects on people, including hearing loss, speech and sleep interference, physiological responses, and annoyance. Based on these known adverse effects of noise, the federal government, the State of California, and many local governments have established criteria to protect public health and safety and to prevent disruption of certain human activities.

The State of California has established guidelines for acceptable community noise levels that are based upon the CNEL rating scale to ensure noise exposure is considered in any development. For exterior noise levels at sensitive land uses, the State guidelines set 50-65 dB CNEL as normally acceptable, and 60-70 dB CNEL as conditionally acceptable.⁷ Sensitive land uses include residences, hospitals, schools and lodging. An interior

⁷ State Guidelines provide the following definitions:

- Normally Acceptable: Specified land use is satisfactory based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.
- Conditionally Acceptable: New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.

CNEL of 45 dBA for sensitive land uses is mandated in Title 24 of the California Code of Regulations for sensitive uses, including all habitable rooms in a residential.

For stationary noise sources located proximate to sensitive land uses, Los Angeles County has adopted a detailed Noise Ordinance that establishes the maximum allowable noise exposure. In areas of sensitive land uses, daytime noise exposure is not to exceed 70 dB for any period of time, and nighttime noise exposure is not to exceed 65 dB for any period of time. Section 12.08.440 of the County Code regulates construction noise, prohibiting construction activities between the hours of 7:00 p.m. and 7:00 a.m. of any day, any time on Sundays, and legal holidays. Required compliance with these time restrictions would limit construction noise to times when people are generally less sensitive to noise and reduce construction equipment noise.

Project Area Noise: A Memo dated November 29, 2022 for 1701 W 120th St., Los Angeles was prepared by Elevated Entitlements to report the Project's anticipated noise levels. The Memo documented major noise sources in the vicinity of the Project site are from vehicle traffic on the 105 Freeway, approximately 400 feet north of the project site, vehicular traffic on adjacent streets, primarily from 120th Street and Western Avenue. The Project proposes five single-family lots which are considered sensitive to noise. Other sensitive uses include adjacent and nearby residential uses, offices, and a golf course. Typical noises from these surrounding land uses include car doors, outside play voices and loudspeakers. Noise generated by the Project would be similar to the adjacent residential uses and would not create a significant new noise source.

Project Construction Noise: Noise levels associated with construction activities would be higher than the ambient noise levels in the Project area today, but would subside once construction of the project is completed. Two types of noise impacts could occur during the construction phase. First, the transport of workers and equipment to the construction site would incrementally increase noise levels along site access roadways. Even though there could be a relatively high single event noise exposure potential with passing trucks (a maximum noise level of 86 dBA at 50 feet), the increase in noise would be less than 1 dBA when averaged over a 24-hour period, and would therefore have a less than significant impact on noise receptors along the truck routes. In addition, the Project would be required to comply with the County Code regulations that prohibit construction activities between the hours of 7:00 p.m. and 7:00 a.m. of any day, any time on Sundays, and legal holidays. Consequently, both Project operational and construction noise are required to comply with County noise regulations. Furthermore, the following mitigation measures shall be adhered to ensure construction noise is less than significant:

Mitigation Measures

Mitigation Measure 13.1:

Construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels. The Project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices to the extent feasible.

Mitigation Measure 13.2:

Noise and ground borne vibration construction activities whose specific location on the site may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) shall be conducted as far as possible from the nearest noise- and vibration-sensitive land uses, and natural and/or manmade barriers (e.g., intervening construction trailers) shall be used to screen propagation of noise from such activities towards these land uses to the maximum extent possible.

MM NOISE 13.3

A construction site notice shall be provided that includes the job site address, permit number, name and phone number of the contractor and owner or owner’s agent, hours of construction allowed by code, and City telephone numbers where violations can be reported. The notice shall be posted and maintained at the construction site prior to the start of construction and displayed in a location that is readily visible to the public.

MM NOISE 13.4

A temporary noise barrier shall be installed along the west and east boundary of the project site in order to attenuate noise levels from surrounding sensitive uses. The noise barrier shall be 6 feet in height and be placed along the boundary of the subject parcel.

MM NOISE 13.5

All construction activities shall adhere to Los Angeles County Noise Ordinance standards. However, the subject parcel shall adhere to more restrictive construction hours of 7am to 4pm.

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

Vibration is a trembling, quivering, or oscillating motion of the earth. Unlike noise, vibration is typically of a frequency that is felt rather than heard. Construction of the Project would generate vibration from bulldozers used for excavation and demolition. However, the duration of bulldozers on the site would be short-term and all construction activities would be limited to the days and times established by County ordinance. Consequently, potential impacts from exposure to vibration from the Project 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?

14. POPULATION AND HOUSING

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

Would the project:

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

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

The project entails subdividing the one existing residential parcel into five single-family lots, which would not induce substantial growth in the area. The project site is located in a built-out urban area.

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

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

The site is currently occupied by a religious facility and preschool. No housing occurs on the site. Consequently, the Project would not displace substantial numbers of people or housing.

15. PUBLIC SERVICES

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

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

Fire protection?

The Fire Department has not indicated any significant effects on fire response time, service level, or facilities. The nearest Los Angeles County Fire Stations (#14) is located at 1401 West 108th, which is approximately one mile to the north of the project site. No additional fire facilities are required for this project except for one additional fire hydrant, which will be installed at the applicant's expense.

Sheriff protection?

The project would not create capacity or service level problems or result in substantial adverse physical impacts. The project site is approximately 0.9 mile from the South Los Angeles County's Sheriff Station, located at 1310 W. Imperial Highway. The proposed project will add new permanent residents to the project site, but not enough to substantially reduce service ratios.

Schools?

The project site is located within the Los Angeles Unified School District ("School District"). Considering the scale of the project, the development of 5 residential lots is not expected to create a capacity problem for the School District. The proposed project will add new permanent residents to the project site which could increase the school-age population, but not enough to substantially create a capacity problem for the School Districts. The new residents are within the boundaries of the West Athens Elementary, Animo Legacy Charter Middle School, and George Washington Preparatory Senior High School.

Parks?

The project will be conditioned to pay Quimby Fees per Los Angeles County Code Section 21.28.140. No trails are required. The nearest two county parks are the Helen Keller Park located one miles away, and Woodcrest Play Park located two miles from the project site.

Libraries?

The project will be conditioned to pay the library fees per Los Angeles County Code Section 22.72. The proposed project will generate five residential units, and thus increase the population. The population increase

is not substantial to diminish the capacity of the Los Angeles County Public Library to serve the project site and the surrounding community. The closest libraries are Woodcrest Library, Black Resource Center, and Gardena Mayme Dear Library, which are all within three miles of the project site.

Other public facilities?

The project is not perceived to create capacity or service level problems or result in substantial adverse physical impacts for any other public facility.

16. RECREATION

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

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"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

Review of the project by the Los Angeles County Department of Parks and Recreation has not disclosed that the project would increase the use of existing neighborhood and regional parks or other recreational facilities contributing to substantial or accelerated physical deterioration of such facilities.

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

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

The project does not include recreational facilities. Since the project does not entail a dedication of park space, the subdivider will be required to pay in-lieu Quimby fees to satisfy the park obligation. No construction or expansion of recreational facilities is required.

c) **Would the project interfere with regional trail connectivity?**

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

There are no regional trails located in the vicinity or on the project site. There are no expected impacts to regional open space connectivity. The project is proposed in an established urban neighborhood.

17. TRANSPORTATION

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

Would the project:

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

The project would not conflict with an applicable plan, ordinance, or policy establishing a measure of effectiveness for the performance of the circulation system. The growth proposed by the project is accounted for in the Baseline Growth Forecast of the 2008 Southern California Association of Governments' Regional Transportation Plan (RTP), which provided the basis for developing the land use assumptions at the regional and small-area levels that established the 2008 Regional Transportation Plan Alternative.

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

The project entails subdividing the one existing residential parcel into five single-family lots. The traffic impacts would be minimal as the addition of five single family homes would have insignificant levels of miles traveled. The project would not be in conflict with CEQA guidelines and would have less than significant impact.

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

The project entails subdividing the one existing residential parcel into five single-family lots. The project does not entail creating sharp curves or dangerous intersections or incompatible uses. Therefore, there will be no increased hazards due to design features.

d) Result in inadequate emergency access?

The project's emergency access is adequate and has been reviewed and cleared by the Los Angeles County Fire Department.

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

The project site is located on 120th Street, which is a Class II, existing bicycle pathway. The proposed five lot subdivision would have a less than significant impact to any bicycle paths as it adheres to the policies, plans and programs of the County. Overall, there will be minimal negative impact resulting from the proposed project.

18. TRIBAL CULTURAL RESOURCES

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

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

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

The Project Site is vacant and is not listed in the California Register of Historical Resources, or in a local register of historical resources. However, the Gabrieleno Band of Missions Indians- Kizh Nation and Tongva Nation has been identified in the West-Athens area and the Project site within their geographic area of concern and a letter was sent, dated June 3, 2019, requesting for consultation. A response from Tongva Nation was not received. A tribal consultation was conducted by phone with Chairman Salas of the Kizh Nation on August 14, 2019. Tribal consultation has not yet concluded.

In addition, a records request for Native American resources in the vicinity of the Project site was requested and conducted by the South-Central Coastal Information Center (SCCIC). Results of the SCCIC research, dated June 3, 2019, indicated that there are no known resources on-site, but that there is the potential for the discovery of prehistoric and historic cultural resources within the Project boundaries. Agricultural remains, foundations, trails, hearths, trash dumps, privies, changes in soil colorations, human or animal bone, pottery, chipped or shaped stone, etc. are all potential indications of an archaeological site. Therefore, customary caution and a halt-work condition should be in place for any ground-disturbing activities.

- ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.**

A records search for cultural resources, including Native American resources, in the vicinity of the Project site was conducted by the South-Central Coastal Information Center (SCCIC). Results of the SCCIC research, dated June 3, 2019, indicate that although the Project site is disturbed land in an urbanized area, there is the potential for the discovery of prehistoric and historic cultural resources within the Project boundaries.

Agricultural remains, foundations, trails, hearths, trash dumps, privies, changes in soil colorations, human or animal bone, pottery, chipped or shaped stone, etc. are all potential indications of an archaeological site.

The Gabrieleno Band of Missions Indians- Kizh Nation and Tongva Nation have been identified in the West-Athens area and the Project site within their geographic area of concern and a letter was sent, dated June 3, 2019, requesting for consultation. A response from Tongva Nation was not received. A tribal consultation was conducted by phone with Chairman Salas of the Kizh Nation on August 14, 2019 and July 25, 2023 where the tribe provided oral history of the area and explained their connection to the land. The applicant has agreed to have a Native American Monitor from the Gabrieleno Band of Mission Indians-Kizh Nation on-site during ground disturbing activities. The tribe agreed with the mitigation measures provided below and tribal consultation concluded on July 31, 2023.

Mitigation Measure

Mitigation Measure 18.1: A qualified Native American Monitor from the Gabrieleno Band of Mission Indians-Kizh Nation shall be retained to monitor all ground disturbing activities within the Project Site. Prior to ground disturbing activities, the subdivider shall provide evidence of a separate executed monitoring agreement with the Gabrieleno Band of Mission Indians-Kizh Nation for the monitoring of all grading activities, to the satisfaction of the monitoring agency. In the event archaeological resources are encountered during Project grading, all ground-disturbing activities within the vicinity of the find shall cease. The Native American Monitor shall evaluate and record all tribal cultural resources. The Native American Monitor shall also maintain a daily monitoring log that contains descriptions of the daily construction activities, locations with diagrams, soils, and documentation of tribal cultural resources identified. The monitoring log and photo documentation, accompanied by a photo key, shall be submitted to the Los Angeles County Department of Regional Planning upon completion of the grading activity.

Mitigation Measure 18.2: If the Native American Monitor determines the resources are not tribal cultural resources, a qualified archaeologist shall be notified of the find and the action set forth in Cultural Resources Mitigation Measures 5.1 and 5.2 shall be taken.

References:

- Project Review/Quick Check prepared by South Central Coastal Information Center on June 3, 2019.

19. UTILITIES AND SERVICE SYSTEMS

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

Would the project:

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

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

The project will create five additional residential units and is not expected to exceed treatment requirements of the Los Angeles Regional Water Quality Control Boards. All public wastewater disposal (sewer) systems are required to obtain and operate under the terms of an NPDES (National Pollution Discharge Elimination System) permit, which is issued by the local Regional Water Quality Control Board (RWQCB). All municipal wastewater treatment facilities are required to obtain NPDES permits from the RWQCB and any project which would connect to such a system would be required to comply with the same standards imposed by the NPDES permit. Thus, project conformity with NPDES permit standards is achieved by the time residential units connect to the publicly owned treatment works.

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

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

The project will create five additional residential units and should not create a water or wastewater system capacity problem nor result in the construction of new water or wastewater treatment facilities. The project site will be served by a public water system, which issue a “will serve” letter for the proposed subdivision in 2020.

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"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

The project will have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources. The project site will be served by a public water system, which issued a “will serve” letter for the proposed subdivision in 2020.

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

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

Development at the proposed density at this location is planned for under the existing Los Angeles County Regional Waste Management Plan. The project will create five additional residential units and should not significantly impact solid waste disposal capacity due to its small scale.

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

The Project would be required to comply with federal, state, and local statutes and regulations related to solid waste. The California Integrated Waste Management Act of 1989 requires the County of Los Angeles to attain specific waste diversion goals. Additionally, when households retain waste hauler services contracted with the County, residences receive one container for recyclable materials and one for green waste in addition to the trash container. Households can also receive one additional green waste container and one recyclable container at no extra cost upon request in an effort to achieve the waste diversion goals through increased recycling access (California Solid Waste Reuse and Recycling Access Act of 1991). The project will include sustainable elements to ensure compliance with all federal, state, and local statutes and regulations related to solid waste. It is anticipated that these project elements will comply with federal, state, and local statutes and regulations to reduce the amount of solid waste. The project will not displace an existing or proposed waste disposal, recycling, or diversion site.

20. WILDFIRES

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

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

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

The Project is not located in a very high fire hazard severity zone and complies County's codes. No impairment to any adopted emergency response plan or emergency evacuation plan is anticipated. This Project is less than significant impact.

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 relatively flat and in a developed urbanized area. The Project is not located in a very high fire hazard severity zone. This Project is less than significant impact.

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?

The Project is a five-lot subdivision, is relatively small project and any impact on infrastructure are minimal and would not exacerbate fire risk.

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 relatively flat and any downslope or downstream flooding, or landslides is very unlikely.

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

The Project is not located in a very high fire hazard severity zone and complies County's codes.

21. MANDATORY FINDINGS OF SIGNIFICANCE

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

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

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

The Project is an infill development replacing religious facility and preschool buildings constructed about 57 years ago with a new residential project constructed to current codes. It would not degrade the quality of the environment, substantially reduce species or eliminate important examples of history or pre-history. However, certain site-specific impacts could occur during Project development. These potential impacts include disturbance of biological resources (nesting birds, roosting bats and maternity colonies) and Native American resources. Mitigation Measures 5.1, 5.2, 18.1, and 18.2 are added to the Project to mitigate potential impacts to cultural or Native American resources to less than significant levels.

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"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

The Project is an infill development of a vacant urban lot. The new residential project will be constructed to current codes. Pursuant to Green Building Code contemporary requirements, the Project would include energy efficient heating and air conditioning and lighting, and water conserving plumbing and irrigation fixtures. Project improvements are expected to result in improved energy efficiency and reduced site stormwater runoff. The Project is consistent with General Plan goals and policies that support infill development. Consequently, the Project would not achieve short-term environmental goals to the disadvantage of long-term environmental goals.

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

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

The Project is an infill development of a vacant urban lot. The new residential project will be constructed to current codes. It would not have substantial impacts on the quality of the environment. No regional or

cumulative impacts would occur. Consequently, the Project would have a less than significant effect on potential cumulatively considerable adverse impacts.