



Negative Declaration

11960 Victory Boulevard

Case Number: ENV-2023-892-ND

Project Location: 11960 Victory Boulevard, Los Angeles, California, 91606

Community Plan Area: North Hollywood - Valley Village

Council District: 2

Project Description: The proposed project is for the expansion of an existing 6,059 square-foot church known as the Holy Trinity Armenian Church. The project involves the addition of a new 5,688 square foot, two-story, daycare/school facility, a new 2,814 square foot lobby, a new 4,811 square foot covered courtyard, and a new 14,543 square foot, two-story, accessory use building consisting of new offices for the existing church on the first floor and a sports gym/banquet hall on the second floor. The second-floor banquet hall will provide the sale and dispensing of a full-line of alcoholic beverages for on-site consumption and live entertainment during events associated with the church. The new daycare building would have a maximum height of 26 and six-inches (26' 6") and the new gym/office building would have a maximum height of 34 feet (34'). The project will maintain the existing 56 on-grade automobile parking spaces and provide 56 bicycle parking spaces. There are no existing protected trees on the project site. There is one (1) existing unprotected tree on the project site and eight (8) street trees to be maintained in the public right-of-way adjacent to the project site. The project proposes to plan six (6) new on-site trees.

PREPARED BY:

The City of Los Angeles
Department of City Planning

APPLICANT:

Holy Trinity Armenian Church

INITIAL STUDY

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INITIAL STUDY

1 INTRODUCTION

This Initial Study (IS) document evaluates potential environmental effects resulting from construction and operation of the proposed **11960 VICTORY BOULEVARD Project** (“Project”). The proposed Project is subject to the guidelines and regulations of the California Environmental Quality Act (CEQA). Therefore, this document has been prepared in compliance with the relevant provisions of CEQA and the State CEQA Guidelines as implemented by the City of Los Angeles (City). Based on the analysis provided within this Initial Study, the City has concluded that the Project will not result in significant impacts on the environment. This Initial Study and Mitigated Negative Declaration are intended as informational documents and are ultimately required to be adopted by the decision maker prior to project approval by the City.

1.1 PURPOSE OF AN INITIAL STUDY

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

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

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

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

1.2. ORGANIZATION OF THE INITIAL STUDY

This Initial Study is organized into four sections as follows:

1 INTRODUCTION

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

2 EXECUTIVE SUMMARY

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

3 PROJECT DESCRIPTION

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

4 EVALUATIONS OF ENVIRONMENTAL IMPACTS

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

2 EXECUTIVE SUMMARY

PROJECT TITLE	11960 VICTORY BOULEVARD PROJECT
ENVIRONMENTAL CASE NO.	ENV-2023-892-ND
RELATED CASES	CPC-2023-891-GPA-ZC-BL-CUB-CUX

PROJECT LOCATION	11960 WEST VICTORY BOULEVARD
COMMUNITY PLAN AREA	NORTH HOLLYWOOD - VALLEY VILLAGE
GENERAL PLAN DESIGNATION	LOW MEDIUM II RESIDENTIAL
ZONING	P-1 & RD1.5-1
COUNCIL DISTRICT	2

LEAD AGENCY	CITY OF LOS ANGELES
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ADDRESS	11960 VICTORY BOULEVARD, NORTH HOLLYWOOD, CA 91606
PHONE NUMBER	(818) 438-8852

OTHER PUBLIC AGENCIES WHOSE APPROVAL IS REQUIRED

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

The project may need additional discretionary and ministerial actions and approvals that may be deemed necessary, including, but not limited to, temporary street closure(s), demolition, grading, excavation, shoring, foundation, building, and signage.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

DETERMINATION

(To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions on the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Stephanie Escobar	City Planning Associate
PRINTED NAME	TITLE
<i>Stephanie Escobar</i>	9/12/2024
SIGNATURE	DATE

EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of a mitigation measure has reduced an effect from "Potentially Significant Impact" to "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analysis," as described in (5) below, may be cross referenced).
- 5) Earlier analysis must be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR, or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less Than Significant With Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated
- 7) Supporting Information Sources: A sources list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whichever format is selected.
- 9) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

INITIAL STUDY

3 PROJECT DESCRIPTION

3.1 PROJECT SUMMARY

The proposed project is for the expansion of an existing 6,059 square-foot church known as the Holy Trinity Armenian Church with the addition of a new 5,688 square foot, two-story, daycare/school facility, a new 2,814 square foot lobby, a new 4,811 square foot covered courtyard, and a new 14,543 square foot, two-story, accessory use building consisting of new offices for the existing church on the first floor and a sports gym/banquet hall on the second floor. The second-floor banquet hall will provide the sale and dispensing of a full-line of alcoholic beverages for on-site consumption and live entertainment during events associated with the church. The new daycare building would have a maximum height of 26 and one-half feet (26' 6") and the new gym/office building would have a maximum height of 34 feet (34'). The project will maintain the existing 56 on-grade automobile parking spaces and provide 56 bicycle parking spaces. There are no existing protected trees on the project site. There is one (1) existing unprotected tree on the project site and eight (8) street trees to be maintained in the public right-of-way adjacent to the project site. The project proposes to plan six (6) new on-site trees.

In order to facilitate the expansion of the existing church's accessory uses, the applicant is requesting a General Plan Amendment to change the land use designation from Low Medium II Residential to Community Commercial; a Zone Change from RD1.5-1 to C2-1; Conditional Use permits for the sale and dispensing of a full-line of alcoholic beverages with live entertainment as well as patron dancing in the banquet hall; and the removal of a Building Line on the subject property along Victory Boulevard.

3.2 ENVIRONMENTAL SETTING

ENVIRONMENTAL SETTING

The subject property is a flat, 48,436-foot rectangular lot with a 270-foot frontage along the south side of Victory Boulevard, and a 180-foot frontage along the east side of Ben Avenue. The subject property is currently improved with an existing 6,059 square-foot, two-story church, a 5,226 square foot, two-story building for classrooms, a 1,163 square foot building to be demolished, a 2,658 square foot building to be demolished as well as, a school courtyard, and a large surface parking lot.

The project site is zoned P-1, RD1.5-1 and is located within the North Hollywood – Valley Village Community Plan which designates the subject property for Low Medium II Residential land uses corresponding to the C1, C1.5, C2, C4, RAS3, RAS4, and P Zones. The project site is located within the Laurel Canyon Commercial Corridor Redevelopment Project Area (ZI-2488) and thus is subject to any applicable requirements of these plans.

The subject property is not located within a Hazardous Waste Site, Methane Hazard Site, Alquist-Priolo Fault Zone, Preliminary Fault Rupture Study Area, Landslide Area, Very High Fire Hazard Severity Zone, Flood Zone, BOE Special Grading Area, Liquefaction Area, High Wind Velocity Area, Tsunami Inundation Zone, or Hillside Area. The subject property is subject to the Housing Element Inventory of Sites (ZI-2512) and is also within the Urban Agriculture Incentive Zone. The nearest fault zone is the Verdugo Fault which is approximately 4.75 kilometers away.

Surrounding properties are within the PF-1VL, R1-1, C2-1L, RD1.5-1 Zones. The subject property shares a common property line to the south with a R1-zoned lot that is developed with a single-story residential building. The subject property shares a common property line to the east and south with a PF-1VL zoned lot that is developed with Victory Boulevard Public Elementary School (K - 5th Grade). Properties to the west, across Ben Avenue, include properties zoned C2-1L, R1-1 which are developed with commercial buildings containing office space, single family residential uses, and a small residential daycare facility. Properties to the north across Victory Boulevard are zoned RD1.5-1 and are developed with multi-family and single-family residential uses.



Figure 3-1: Project Location – Regional Map (Google Maps)

3.3 PROJECT DESCRIPTION

3.3.1 Project Overview

The proposed project is for the expansion of an existing 6,059 square-foot church “Holy Trinity Armenian Church” with the addition of a new 5,688 square foot, two-story, daycare/school facility, a new 4,811 square foot covered courtyard, and a new 14,543 square foot, two-story, accessory use building consisting of new offices for the existing church on the first floor and a sports gym/banquet hall on the second floor. The second-floor banquet hall will provide the sale and dispensing of a full-line of alcoholic beverages for on-site consumption and live entertainment. The new daycare building would have a maximum height of 26-feet and six-inches (26’ 6”) and the new gym/office building would have a maximum height of 34 feet (34’); the project will maintain the existing 56 on-grade automobile parking spaces and provide 56 bicycle parking spaces. There are no existing protected trees on the project site. There is one (1) existing unprotected tree on the project site and eight (8) street trees to be maintained in the public right-of-way adjacent to the project site. The project proposes to plan six (6) new on-site trees.

3.3.2 Design and Layout

The Project reflects the unique characteristics of the North Hollywood area of Los Angeles in its maintenance of existing buildings, construction of a new creative design that incorporates various architectural features, and a community-centric gathering space. As shown in Appendix C, the school facility, the lobby, and the gym/banquet hall would be comprised of two levels and further activate the Project site.

Parking would be provided by maintaining the on-grade parking stalls tucked toward the rear and easterly side yard of the Project Site. In an effort to provide sustainability and flexibility in the design, the project will provide 56 bicycle parking spaces. This will allow the project to maintain the existing streetscape while also complying with the required parking for the site.

The Project would be designed to enhance the appearance of the North Hollywood Area, provide new architectural elements, and promote a high level of quality within the existing environment. As shown in the conceptual elevations in Appendix C, acknowledging the surrounding context, the project would rely on common industrial materials such as concrete, glass, and metal, while avoiding the use of cladding or added surface materials. In order to provide articulation and a visually striking frame, the building's façade would be wrapped in a gray stacked stone pattern, gray cement vertical panels along the roofline, and storefront glazing windows throughout, which would contrast vibrant colors against the existing white classroom building and red brick church.

3.3.3 Trees and Landscaping

Although there are no open space requirements for commercial uses, the Project would include approximately 4,811 square feet of outdoor area within the center of the Project Site. More

specifically, a multi-purpose covered courtyard on-grade; as the courtyard is covered there will be no landscaping provided within the open space area.

The project would maintain the eight (8) existing street trees and remove one (1) existing unprotected on-site tree. The existing tree is not considered a protected tree under the City's Protected Tree and Shrubs Ordinance No. 186,873. Pursuant to the requirements of the City's Urban Forestry Division and subject to approval of the Board of Public Works, the onsite tree to be removed would be replaced at a 1:1 ratio. The project would replace the on-site tree with approximately six (6) new trees. The new trees to be planted on site will be Melanleuca Leucandendron trees also known as Cajepot trees.

3.3.4 Access, Circulation, and Parking

Vehicular access to Project Site would be provided via a primary driveway off Victory Boulevard, with through access to a proposed rear drive apron and fire lane that provides ingress and egress to Ben Avenue. Pedestrian access to the Project Site is provided along Victory Boulevard and Ben Avenue, which would safely pull pedestrians from the adjacent right-of-way into the Project Site.

With regard to parking, the Project would provide 56 automobile parking spaces on a surface parking lot. The parking is located on the easterly and rear portions of the Project Site. In addition, the Project would provide a total of 56 long-term bicycle parking spaces and will provide an area for bike storage near the rear of the site.

3.3.5 Lighting and Signage

Proposed signage would include mounted Project identity signage, general ground-level and wayfinding pedestrian and vehicular signage, and security markings in compliance with code requirements. Project identity signage would be visible from off-site vehicular and pedestrian traffic and serve as identifiers for the Project. Wayfinding signs would be located on the ground level throughout the Project Site and would be integrated into the overall design of the building. In addition, signage would be proposed throughout the Project Site on the exterior of the building fronting the public rights-of-way. No digital and off-site signage would be provided. All proposed signage would be designed to be aesthetically compatible with the existing and proposed architecture of the Project Site and would comply with all LAMC and sign ordinances.

3.3.6 Anticipated Construction Schedule

Per the applicant's Construction Schedule Letter prepared by Kazanchy Design and dated August 8, 2024, the construction activities would consist of a two-week demolition period, a two-week site prep and grading period, 10 weeks of foundation work, 12 weeks of framing and structuring, eight (8) weeks of MEP (mechanical, electrical, plumbing), 30 weeks of finishes and eight (8) weeks of commissioning for a total of 72 weeks or 18 months of construction activities.

3.4 REQUESTED ENTITLEMENTS

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

- **General Plan Amendment (GPA)**, pursuant to LAMC Section 11.5.6, to change the land use designation from Low Medium II Residential to Community Commercial land use designation.
- **Zone Change (ZC)**, pursuant to LAMC Section 12.32F from RD1.5-1 to C2-1L to construct new day care classes to an existing day care accessory use to an existing church.
- **Conditional Uses (CUB & CUX)**, Pursuant to LAMC Section 12.24 W.1 & 12.24 W.18, to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a 6,930 square foot banquet hall with live entertainment as well as patron dancing providing a total of 308 indoor seats.
- **Building Line Removal (BL)**, Pursuant to LAMC Section 12.32 R, the removal of the existing Building Line on the subject property along Victory Boulevard.

4 ENVIRONMENTAL IMPACT ANALYSIS

I. AESTHETICS

a) Would the project have a substantial adverse effect on a scenic vista?

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

The subject property is developed with an existing church and day care consisting mostly of older one-story and two-story buildings and is surrounded by commercial buildings, medical offices, multi-family and single-family neighborhoods. The project proposes the expansion of the existing site with a new day care building, a new lobby, a new gym/banquet hall, and a new multipurpose covered courtyard; which will include two new buildings, one 34 feet and the other 26 and one-half feet in height. The area surrounding the project site has long been developed and urbanized. The area is mostly flat, and there are no significant scenic vistas

near the project site. Although there may be significant views from farther locations, these will likely encompass the entirety of the North Hollywood area and it is unlikely that the project site alone will be directly and prominently visible. At its tallest, the proposed project is comparable with other two-story buildings, and there are multiple taller structures in the vicinity. There are no scenic vistas nearby, and the project is unlikely to directly impact any scenic vistas farther away. Therefore, the project will have a less than significant impact on any scenic vistas.

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

No Impact. A significant impact may occur if the proposed project would substantially damage scenic resources within a State Scenic Highway. The City of Los Angeles' General Plan Mobility Element (Citywide General Plan Circulation System Maps) as well as the California Department of Transportation (CalTrans) indicate that no designated scenic highways are located near the project site. Therefore, the project will have no impact on scenic resources within a State Scenic Highway.

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

No Impact. A significant impact may occur if the proposed project would substantially degrade the existing visual character or quality of the project site and its surroundings in a non-urbanized area. Significant impacts to the visual character of a site and its surroundings are generally based on the removal of features with aesthetic value, the introduction of contrasting urban features into a local area, and the degree to which the elements of the proposed project detract from the visual character of an area. The area surrounding the project site has long been developed and urbanized. The project will comply with all applicable zoning and other regulations, including any which govern scenic quality. Therefore, the project will have no impact on applicable zoning and other regulations governing scenic quality.

- d) Would the project create a new source of substantial light or glare which would adversely affect daytime or nighttime views in the area?**

Less Than Significant Impact. A significant impact may occur if light and glare substantially altered the character of off-site areas surrounding the site or interfered with the performance of an off-site activity. Light impacts are typically associated with the use of artificial light during the evening and nighttime hours. Glare may be a daytime occurrence caused by the reflection of sunlight or artificial light from highly polished surfaces, such as window glass and reflective

cladding materials, and may interfere with the safe operation of a motor vehicle on adjacent streets. Daytime glare is common in urban areas and is typically associated with mid- to high-rise buildings with exterior facades largely or entirely comprised of highly reflective glass or mirror-like materials. Nighttime glare is primarily associated with bright point-source lighting that contrasts with existing low ambient light conditions.

The project site is surrounded by commercial buildings, medical offices, multi-family and single-family neighborhoods. The project proposes the expansion of the existing site with a new day care building, a new lobby, a new gym/banquet hall, and a new multipurpose covered courtyard; which will include two new buildings one 34 feet and the other 26 and one-half feet in height. The area surrounding the project site has long been developed and urbanized. As the facades of the new buildings will not consist largely of reflective surfaces, the project will not introduce substantial sources of daytime glare. Due to the urbanized nature of the surrounding area, a moderate level of ambient nighttime light already exists. Nighttime lighting sources include streetlights, vehicle headlights, and interior and exterior illumination of buildings and grounds. Therefore, the project is unlikely to significantly impact daytime or nighttime views in the area, and the project will have less than significant impacts regarding light and glare.

II. AGRICULTURE AND FORESTRY RESOURCES

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

No Impact. A significant impact may occur if the proposed project would convert valued farmland to non-agricultural uses. The project site is developed with an existing church built in 1958. The subject property has long been developed, and there is no farmland, agricultural uses, or related operations on-site. Due to its urban setting, the project site and surrounding area are not included in the Farmland Mapping and Monitoring Program of the California Resources Agency. Therefore, the proposed project will not convert any Farmland to non-agricultural use, and no impact will occur.

b) Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. A significant impact may occur if the proposed project conflicted with existing agricultural zoning or agricultural parcels under the Williamson Act. The project site is not zoned for agricultural use or under a Williamson Act contract. As the project site and the surrounding area do not contain farmland of any type, the proposed project will not conflict

with a Williamson Act contract. Therefore, the project will have no impact on existing zoning for agricultural use or a Williamson Act contract.

- c) **Would the Project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?**

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

- d) **Would the project result in the loss of forest land or conversion of forest land to non-forest use?**

No Impact. A significant impact may occur if the proposed project would result in the loss of forest land or in the conversion of forest land to non-forest use. The project site and the surrounding area have long been developed and urbanized, and there is no forest land on the subject property or in the vicinity. Therefore, the project will have no impact on forest land.

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

No Impact. A significant impact may occur if the proposed project would cause the conversion of farmland or forest land to non-agricultural or non-forest use. The project site and surrounding area have long been developed and urbanized. There is no farmland or forest land on the subject property or in the vicinity. The project proposes the expansion of an existing church site with a new day care, gym/banquet hall, and lobby buildings and will not involve other changes in the environment. Therefore, the project will have no impact on changes in the existing environment which could result in the loss of farmland or forest land.

III. AIR QUALITY

- a) **Would the project conflict with or obstruct implementation of the applicable air quality plan?**

Less Than Significant Impact. The South Coast Air Quality Management District (SCAQMD) is the agency primarily responsible for comprehensive air pollution control in the South Coast Air Basin and reducing emissions from area and point stationary, mobile, and indirect sources.

The SCAQMD prepared the 2012 Air Quality Management Plan (AQMP) to meet federal and state ambient air quality standards. A significant air quality impact may occur if a project is inconsistent with the AQMP or would in some way represent a substantial hindrance to employing the policies or obtaining the goals of that plan. An Air Quality, Greenhouse Gas and Noise Study, dated September 7, 2023, has been prepared by Yorke Engineering, LLC. for the project. As referenced in the report, with no mitigation measures assumed, the project is expected to generate less than significant emissions, and thus will not conflict or obstruct the implementation of the AQMP. In addition, the project is also subject to the City of Los Angeles' Green Building Program Ordinance (Ordinance No. 179,890), which was adopted to reduce the use of natural resources, create healthier living environments, and minimize the negative impacts of development on local, regional, and global ecosystems. Therefore, project impacts related to the implementation of any applicable air quality plan will be less than significant.

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

Less Than Significant Impact. A significant impact may occur if the proposed project would contribute substantially to an increase of a designated criteria pollutant. Potential sources of criteria pollutants from the project include fugitive dust and the movement of vehicles and equipment during construction and demolition, physical construction (such as of pavement or application of architectural coatings), and the movement of vehicles and energy use during operation of the completed development. An Air Quality, Greenhouse Gas and Noise Study, dated September 7, 2023, has been prepared by Yorke Engineering, LLC for the project. Project construction and operation emissions were estimated using the California Emissions Estimator Model (CalEEMod), a statewide land use emissions computer model designed to quantify potential criteria pollutant emissions associated with both construction and operations from land use projects. The results are included in Appendix A of the referenced report.

The project site, as well as the entire Los Angeles metropolitan area, are located within the South Coast Air Basin, which is characterized by relatively poor air quality. Under Federal standards, the Basin is currently classified as both a non-attainment area for Ozone (O₃) and Respirable Particulate Matter-2.5 (PM_{2.5}). The Los Angeles County portion of the Basin is also classified as a non-attainment area for Nitrogen Oxides (NO_x) and lead (Pb). The Basin is a designated maintenance area for Carbon Monoxide (CO) and Respirable Particulate Matter-10 (PM₁₀). Under State standards, the Basin is classified as a non-attainment area for O₃, PM₁₀, and PM_{2.5}. The Basin is considered unclassified or attainment for all other criteria pollutants.

As the region is currently classified as non-attainment for certain criteria pollutants, there is on-going regional cumulative impact associated with these pollutants. However, an individual project can emit these pollutants without significantly contributing to the cumulative impact, depending on the magnitude of emissions. This magnitude is determined by the SCAQMD, which has established project-level significance thresholds for each criteria pollutant for each stage of project development, including demolition, construction, and operation. As referenced in the Air Quality report, with no mitigation measures assumed, the project will not exceed the regional significance thresholds established by the SCAQMD for any of the specified criteria pollutants during any of the proposed phases of development of the project. The operation of the completed church and school campus will also not exceed any of the same regional significance thresholds. The project's estimated emissions during all phases of development and the estimated operational emissions are all substantially lower than the significance thresholds for each criteria pollutant. Therefore, the project will have a less than significant impact on an increase of any criteria pollutant.

A more detailed analysis of the project's estimated emissions of criteria pollutants is provided in the referenced report, attached as Appendix A of this IS.

c) Would the project expose sensitive receptors to substantial pollutant concentrations?

Less Than Significant Impact. A significant impact may occur if a project were to generate pollutant concentrations to a degree that would significantly affect sensitive receptors. The SCAQMD identifies the following as sensitive receptors: long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The SCAQMD has developed localized significance thresholds (LSTs) that are based on the amount of maximum daily localized construction emissions per day that can be generated by a project that would cause or contribute to adverse localized air quality impacts. These apply to projects that are less than or equal to five acres in size and only to the PM₁₀, PM_{2.5}, CO, and NO_x criteria pollutants.

An Air Quality, Greenhouse Gas and Noise Study, dated September 7, 2023, has been prepared by Yorke Engineering, LLC for the project. As referenced in the report, with no mitigation measures assumed, the project is expected to generate less than significant emissions, and thus will not expose sensitive receptors to substantial pollutant concentrations during any of the proposed phases of development of the project. In addition, the California Air Resources Board (CARB) has published guidance for locating new sensitive receptors (e.g. residences) away from nearby sources of air pollution. Relevant recommendations include avoiding siting new sensitive land uses within 300 feet of a large gas station. Although the project involves a potentially sensitive land use, the proposed location is consistent with

CARB recommendations. Therefore, the project will have a less than significant impact on exposure to substantial pollutant concentrations.

A more detailed analysis of the project's estimated emissions of criteria pollutants is provided in the referenced report, attached as Appendix A of this IS.

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

Less Than Significant Impact. Potential sources of other emissions arising from the project include equipment exhaust and architectural coatings, which may lead to odors. An Air Quality, Greenhouse Gas and Noise Study dated September 7, 2023, has been prepared by Yorke Engineering, LLC for the project. As referenced in the report, although the project may generate some nuisance odors, these are minor and temporary in nature, associated with construction and typical urban uses and operations, and would be localized and generally confined to the immediate area surrounding the project site. The proposed project will utilize typical construction techniques, and any potential odors arising from construction would be typical of most construction sites and temporary in nature, and therefore would not adversely affect a substantial number of people. In addition, the project is not expected to generate any other emissions associated with operations. According to the SCAQMD, land uses and industrial operations that are associated with nuisance odors include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. As a church use, the project is maintaining existing and established land uses on the subject property and does not entail any uses or operations typically associated with nuisance odors. Therefore, the project will have a less than significant impact on other emissions such as those leading to odors.

IV. BIOLOGICAL RESOURCES

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

Less Than Significant Impact. A project may have a significant biological impact through the loss or destruction of individuals of a species or through the degradation of sensitive habitat. The subject property is developed with an existing church consisting of older one-story and two-story buildings. Vegetation on the property is limited to a variety of trees, as seen in Figure 3-2 of this IS. According to the Tree Disclosure Statement, attached as Appendix B, there are no existing protected trees or protected shrubs on-site. There is one (1) existing unprotected tree on the project site and eight (8) street trees to be maintained in

the public right-of-way adjacent to the project site. The project proposes to plan six (6) new on-site trees. The project is not expected to affect any of the existing street trees in the public right-of-way adjoining the subject property.

The area surrounding the project site has long been developed and urbanized and consists of a variety of established lower-density residential neighborhoods and commercial services primarily developed in the mid-20th century. As the surrounding area has long been developed with urban uses, it is unlikely to have any significant value as wildlife habitat. In addition, the project site is developed with an existing church dating to the 1950s; although the project will affect the existing landscaping on-site, as the site has long been in use as an active church, the property is unlikely to provide any valuable habitat for any wildlife. Therefore, the project will have less than significant impacts on any identified wildlife species.

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

No Impact. A significant impact may occur if any riparian habitat or natural community would be lost or destroyed as a result of the project. The subject property is developed with an existing church dating to the 1950s and is entirely paved/developed with facilities. The area surrounding the project site has long been developed and urbanized and consists of a variety of established lower-density residential neighborhoods and commercial services primarily developed in the mid-20th century. Both the project site and surrounding area have long been developed with urban uses, and there are no identified riparian habitats or open streams or water courses necessary to support riparian habitat. There are no identified riparian habitats or other sensitive habitats on the subject property or in the surrounding area; therefore, the project will have no impact on riparian habitat or other sensitive natural communities.

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

No Impact. A significant impact may occur if the project would modify or remove protected wetlands. There are no protected wetlands on the subject property or in the surrounding area. The project site is developed with an existing church that has long been in use and is entirely paved/developed with facilities. The surrounding area has long been developed and urbanized and consists of a variety of established lower-density residential neighborhoods and commercial services primarily developed in the mid-20th century. Therefore, the project will have no impact on protected wetlands.

d) Would the project 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?

No Impact. A significant impact may occur if the proposed project would interfere with, or remove access to, a migratory wildlife corridor or impede use of native wildlife nursery sites. The area surrounding the project site has long been developed and urbanized and consists of a variety of established lower-density residential neighborhoods and commercial services primarily developed in the mid-20th century. The surrounding area has long been developed with urban uses and heavy infrastructure, and is not suitable for wildlife corridors. In addition, the project site is developed with an existing church dating to the 1950s and is entirely paved/developed with facilities; as the site has long been in use as an active church, the property does not have any value for wildlife corridors or wildlife nursery sites. Therefore, the project will have no impact on the movement of any native resident or migratory fish or wildlife species, any established native resident or migratory wildlife corridors, or the use of native wildlife nursery sites.

e) Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No Impact. A significant impact may occur if the proposed project would be inconsistent with any applicable regulations governing biological resources. The project will not conflict with any local policies or ordinances protecting biological resources, including the City of Los Angeles Protected Tree Ordinance (Ordinance No. 177,404). As noted in the Tree Disclosure Statement, dated January 19, 2023, and attached as Appendix B to this IS, there are no existing protected trees on-site and the project will not impact any protected tree. The project is also required to comply with the provisions of the Migratory Bird Treaty Act and the California Fish and Game Code, both of which protect migratory birds that may use trees on or adjacent to the project site for nesting. Therefore, the project will not conflict with and will have no impact on any local policies or ordinances protecting biological resources.

f) Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact. A significant impact may occur if the proposed project would be inconsistent with any applicable habitat conservation plans. The project site is not located within any approved or adopted habitat conservation plan. Therefore, the project will not conflict with and will have no impact on any applicable habitat conservation plans.

V. CULTURAL RESOURCES

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

No Impact. A significant impact may occur if the proposed project would substantially alter the environmental context of or remove identified historical resources. The subject property is developed with an existing school campus dating to the 1950s; the project proposes the expansion of the existing church and accessory day care. The project site is in an established suburban neighborhood in the North Hollywood area of Los Angeles. The surrounding area was primarily developed in the mid-20th century and consists of a variety of lower-density residential and commercial uses. The project site is two blocks east of the intersection of Laurel Canyon Boulevard and Victory Boulevard, two major arterial roadways in the area. The intersection functions as a commercial town center in the area and consists of a variety of commercial services and shopping centers. Surrounding development consists primarily of commercial and multi-family developments lining the arterial roadways and single-family residential neighborhoods to the sides and rear.

Based on citywide surveys of historic resources, SurveyLA and HistoricPlacesLA, there are no identified historic resources on the subject property or in the immediate vicinity of the project site. The subject property is also not a part of a planning district with historic significance and is not located within a Historic Preservation Overlay District as designated by the City. In addition, there are no resources on the subject property listed or determined to be eligible for listing in any state or national register of historic resources. As the nearest identified historic resource per History Places LA is the Ben Avenue Residential Historic District which is 50 feet from the project site, the project will not likely alter the environmental context of any identified historic resources. Therefore, the project will have no impact on historical resources.

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

Less Than Significant Impact. A significant impact may occur if the project would remove, alter, or destroy a known or unknown archaeological resource. Section 15064.5 of the State CEQA Guidelines defines significant archaeological resources as those that meet the criteria for historical resources or those that constitute unique archaeological resources. A significant impact would occur if the project would significantly affect any such resources.

The project is required to comply with all regulations governing the discovery of archaeological resources. If archaeological resources are discovered during excavation, grading, or construction activities, work will cease in the area of the find until a qualified archaeologist has

evaluated the find in accordance with applicable federal, State, and local guidelines. Any found resources would be treated in accordance with the same applicable guidelines. Therefore, the project will have a less than significant impact on any archaeological resources.

c) Would the project disturb any human remains, including those interred outside of formal cemeteries?

Less Than Significant Impact. A significant impact may occur if the previously interred human remains would be disturbed during excavation of the project site. Human remains could be encountered during excavation and grading activities. While no formal cemeteries, other places of human interment, or burial grounds or sites are known to exist on the subject property, there is always a possibility that human remains may be encountered. If so, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition, pursuant to California Public Resources Code Section 5097.98. If human remains of Native American origin are discovered during the development of the project, the project will comply with all applicable state laws, which fall within the jurisdiction of the Native American Heritage Commission, related to the disposition of Native American burials. Therefore, the project will have a less than significant impact on human remains.

VI. ENERGY

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

Less Than Significant Impact. The project is designed and will be operated in accordance with all applicable building codes, including State Building Code Title 24 regulations, and the City of Los Angeles Green Building Code, which impose energy conservation measures. The majority of energy usage in the project will arise from lighting and climate control. Adherence to all applicable energy regulations will ensure conformance with the State's goal of promoting energy and lighting efficiency. Therefore, the project will have a less than significant impact on energy consumption.

b) Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

No Impact. A significant impact may occur if the proposed project would be inconsistent with any applicable regulations governing renewable energy or energy efficiency. The project is required to comply with all such regulations; therefore, the project will not be inconsistent with and thus will have no impact on any renewable energy or energy efficiency plans.

VII. GEOLOGY AND SOILS

a) **Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:**

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

No Impact. A significant impact may occur if the project would cause personal injury, death, or property damage as a result of a fault rupture occurring on the project site and if the project site is located with a designated Alquist-Priolo Fault Zone or other fault zone. The Alquist-Priolo Earthquake Fault Zoning Act is intended to mitigate the hazards of surface fault rupture on structures for human occupancy. The subject property is not located within an Alquist-Priolo Fault Zone or Fault Rupture Study Area. As the nearest identified fault is over two miles away from the project site, the project will not cause the rupture of a known earthquake fault. Therefore, the project will have no impact on potential adverse effects involving the rupture of a known earthquake fault.

ii) **Strong seismic ground shaking?**

Less Than Significant Impact. A significant impact may occur if the project would cause personal injury, death, or property damage as a result of ground shaking arising from seismic activity. There is seismic activity throughout Southern California and the entire region is susceptible to ground shaking from earthquakes. As a result, development of the proposed project will expose people and structures to seismic ground shaking. However, the project will be designed and constructed in accordance with State and local building codes to reduce the potential for exposure of people or structures to seismic risks and is required to comply with all such applicable regulations. The project will comply with all applicable requirements of the California Department of Conservation, Division of Mines and Geology, which provides guidance for the evaluation and mitigation of earthquake-related hazards; seismic safety regulations in the Uniform Building Code; and the Los Angeles Municipal Code. The project will comply with all other applicable State and local regulations; doing so will reduce seismic ground shaking impacts to the maximum extent practicable with current engineering practices. Therefore, the project will have a less than significant impact on potential adverse effects involving seismic ground shaking.

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

Less Than Significant Impact. A significant impact may occur if the project would cause personal injury, death, or property damage as a result of liquefaction. Liquefaction is the

loss of soil strength or stiffness due to a buildup of pore-water pressure during severe ground shaking. Although the subject property is located within a designated Liquefaction Zone, the potential for liquefaction-induced damage is negligible. This is because the project is already fully improved with pavement, is not proposing any underground construction, and is moving a minimal amount of earth. Additionally, the project will comply with all applicable provisions of the City's Municipal Code and the liquefaction safety regulations in the Uniform Building Code. Therefore, the project will have a less than significant impact on potential adverse effects involving liquefaction.

iv) Landslides?

No Impact. A significant impact may occur if the project would cause personal injury, death, or property damage as a result of landslides. Landslides may occur in hillside areas with unstable geological conditions or soil types that may be susceptible to failure when saturated. The project site is located in an established suburban neighborhood in the North Hollywood area of Los Angeles. The surrounding area was primarily developed in the mid-20th century, consists of a variety of lower-density residential and commercial uses, and is topographically flat. The subject property is not located within a landslide hazard zone. Therefore, the project will not expose people or property to risk due to risk of landslide, and will have no impact on potential adverse effects involving landslides.

b) Would the project result in substantial soil erosion or the loss of topsoil?

Less Than Significant Impact. A significant impact may occur if construction activities or future uses would result in substantial soil erosion or loss of topsoil. The subject property is currently improved with an existing 6,059 square-foot, two-story church, a 5,226 square foot, two-story building for classrooms, a 1,163 square foot building to be demolished, a 2,658 square foot building to be demolished as well as, a school courtyard, and a large surface parking lot. Although the project entails substantial construction and minimal grading, it would not significantly affect existing soil conditions as the property has long been developed and improved with buildings and hardscape. Construction activities will be performed in accordance with the requirements of the City Building Code and the Los Angeles Regional Water Quality Control Board through the City's Stormwater Management Division. The project will also be required to develop a Stormwater Pollution Prevention plan, which will require implementation of an erosion control plan to reduce the potential for wind or waterborne erosion during the construction process. The project will comply with all applicable provisions of the City's Municipal Code. Therefore, the project will have a less than significant impact on soil erosion or the loss of topsoil.

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

Less Than Significant Impact. A significant impact may occur if the project would be sited on any unstable geology that would result in landslide, lateral spreading, subsidence, liquefaction, or collapse. Subsidence and ground collapse generally occur in areas with active groundwater withdrawal or petroleum production. The extraction of groundwater or petroleum from sedimentary source rocks can cause the permanent collapse of the pore space previously occupied by the removed fluid. The project site is not located within an oil field or oil drilling area. The project also will not have significant impacts on potential adverse effects involving liquefaction or landslides.

The project will comply with all applicable provisions of the City's Municipal Code and Uniform Building Code. Compliance with these regulatory measures as well as implementation of all standard construction practices will ensure that building foundation requirements are appropriate to site conditions and that the integrity of the project site and the proposed structures is maintained. Therefore, the project will have a less than significant impact on potential hazards arising from its geologic location.

- d) **Would the project be located on expansive soil, as defined in Table 181 B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?**

Less Than Significant Impact. A significant impact may occur if the project would be sited on any expansive soil without proper site preparation or design features to provide adequate foundations for project buildings. Expansive soils have relatively high clay mineral content and expand with the addition of water and shrink when dried, which can cause damage to overlying structures. The project will comply with all of the City Uniform Building Code and Municipal Code. Compliance with these regulatory measures will reduce impacts related to expansive soil. Therefore, the project will have a less than significant impact on risks involving expansive soil.

- e) **Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?**

Less Than Significant Impact. A significant impact may occur if adequate wastewater disposal is not available in sites where sewers are not available. The subject property is developed with an existing church dating to the 1950s. The project site is in an established suburban neighborhood in the North Hollywood area of Los Angeles. The surrounding area was primarily developed in the mid-20th century and consists of a variety of lower-density residential and commercial uses. As both the project site and the surrounding area have long

been developed with urban uses, the area is well served by existing wastewater infrastructure. The proposed project will connect to existing sewer lines that serve the project site and the surrounding area and will not utilize septic tanks or other alternative wastewater disposal systems. Therefore, the project will have a less than significant impact on soil capability to support septic tanks or other alternative wastewater disposal systems.

f) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less Than Significant Impact. A significant impact may occur if excavation or construction activities associated with the proposed project would disturb paleontological or unique geological features. In accordance with regulatory measures, if paleontological resources are discovered during excavation, grading, or construction, the City of Los Angeles Department of Building and Safety would be notified immediately, and all work would halt in the area of the find until a qualified paleontologist evaluates the find. The paleontologist would determine the location, the time frame, and the extent to which any monitoring of earthmoving activities would be required. Any found deposits would be treated in accordance with applicable federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. Therefore, as the project is required to adhere to these regulatory measures, it would have a less than significant impact on paleontological resources or unique geologic features.

VIII. GREENHOUSE GAS EMISSIONS

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

Less Than Significant Impact. Greenhouse gasses (GHGs) are those in the atmosphere, both natural and human-generated, that absorb and emit radiation at specific wavelengths within the spectrum of terrestrial radiation emitted by the earth's surface, the atmosphere itself, and by clouds. An Air Quality, Greenhouse Gas and Noise Study dated September 7, 2023, has been prepared by Yorke Engineering, LLC for the project. As referenced in the report, the project's estimated net increase of emissions of GHGs for all stages of development, including construction and operation, are below the established significance thresholds. Although the project proposes to intensify the existing uses on the subject property, the net increases in GHG emissions will not result in a significant impact on regional ambient air quality. Additionally, as the continuation of an existing church use, the project is not likely to significantly impact the environment through GHG emissions. Therefore, the project will have a less than significant impact on the environment through the generation of GHG emissions.

A more detailed analysis of the project's estimated emissions of GHGs is provided in the referenced report, attached as Appendix A of this IS.

b) Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gasses?

Less Than Significant Impact. The California legislature passed 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 Southern California Association of Governments (SCAG), the regional planning organization for the Southern California region encompassing Ventura, Los Angeles, Riverside, San Bernardino, and Orange Counties, the SCS is contained in the 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy. This plan focuses the majority of new housing and job growth in high-quality transit areas and other opportunity areas on existing main streets, downtowns, and commercial corridors, resulting in more opportunity for transit-oriented development. A different bill, SB 743, encourages land use and transportation planning decisions that reduce vehicle miles traveled and thus also reduce GHG emissions.

At a local level, the City of Los Angeles has adopted the LA Green Plan to provide a citywide plan for achieving the City's GHG emissions targets for both existing and future generation of GHG emissions. The City has also adopted multiple ordinances and updates to establish the Los Angeles Green Building Code, which requires projects to achieve specified reductions in potable water use and wastewater generation, among other requirements.

The subject property is currently developed with an existing church site. The proposed project is for the expansion of an existing 6,059 square-foot church known as the Holy Trinity Armenian Church with the addition of a new 5,688 square foot, two-story, daycare/school facility, a new 2,814 square foot lobby, a new 4,811 square foot covered courtyard, and a new 14,543 square foot, two-story, accessory use building consisting of new offices for the existing church on the first floor and a sports gym/banquet hall on the second floor. An Air Quality, Greenhouse Gas and Noise Study dated September 7, 2023, has been prepared by Yorke Engineering, LLC for the project. As referenced in the report, the project's estimated net increase of emissions of GHGs for all stages of development, including construction and operation, are below the established significance thresholds. Although the project proposes to intensify the existing uses on the subject property, the net increases in GHG emissions will not result in a significant impact on regional ambient air quality. Additionally, as the continuation of an existing church use, the project provides infill development and would not interfere with SCAG's ability to implement the regional strategies outlined in the 2012-2035 plan. Therefore, the project is consistent with statewide, regional, and local goals and policies

aimed at reducing GHG emissions and will have a less than significant impact on any plans, policies, or regulations relating to the emissions of GHGs.

A more detailed analysis of the project's estimated emissions of GHGs is provided in the referenced report, attached as Appendix C of this IS.

IX. HAZARDS AND HAZARDOUS MATERIALS

a) **Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?**

Less Than Significant Impact. A significant impact may occur if the proposed project would create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Construction of the proposed project would involve the temporary use of potentially hazardous materials, including vehicle fuels, paints, and other construction supplies. The project will comply with all applicable standards and regulations regarding the use, handling, and disposal of any such materials. Operation of the project would involve limited use and storage of common hazardous substances typical of those used in residential and commercial developments, such as paints, custodial products, and landscaping supplies. As the project proposes the expansion and continuation of an existing church, it would not be expected to involve a substantial amount of hazardous materials during operation. No uses or activities are proposed that would result in the use or discharge of hazardous materials and/or substances, or create a public hazard through transport, use, or disposal. Therefore, the project will have a less than significant impact on the routine transport, use, or disposal of hazardous materials.

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

Less Than Significant Impact. A significant impact may occur if the proposed project created a significant hazard to the public or environment due to a reasonably foreseeable release of hazardous materials. The project site is developed with an existing church dating to the 1950s and consists of older one-story and two-story buildings. Hazardous waste and materials would not be expected to pose a significant constraint on sites long developed with such uses. Although there is the potential for asbestos and/or lead-based paint to be present in the existing buildings to be demolished due to their age, removal of such materials is subject to standard safety requirements and would not pose a risk for a significant accident. The removal of asbestos is regulated by SCAQMD Rule 1403; any asbestos found on-site would be removed in accordance with applicable regulations prior to demolition. Similarly, the project would comply with existing State laws regarding removal of lead paint if it is present.

As the project proposes the expansion and continuation of an existing church, it would not be expected to involve a substantial amount of hazardous materials during operation. No uses or activities are proposed that involve the use, handling, or discharge of hazardous materials and/or substances. Therefore, the project is unlikely to pose a significant risk for accidents involving hazardous materials and will have a less than significant impact to the public or environment through the accidental/upset release of hazardous materials.

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

Less Than Significant Impact. The project site is developed with an existing church dating to the 1950s. The project proposes the expansion of the existing church site with accessory uses such as an additional day care building, a gym/banquet hall, and a covered multipurpose area. Development of the church site will be phased, and limited school uses are proposed alongside construction and demolition activities. These activities have the potential to result in the release, emission, handling, and disposal of hazardous materials and may impact the interim school uses proposed on the project site, as well as nearby schools. Victory Boulevard Elementary and STEAM Magnet share a common property line to the southeast of the subject property.

Although the project involves an existing church site and is located within one-quarter mile of one other school, it is unlikely it will expose any school uses to a substantial amount of hazardous emissions or significantly expose those uses to hazardous materials, substances, or waste. As the project site has long been developed with the existing church, hazardous waste and materials would not be expected to pose a significant constraint on sites long developed with such uses. Additionally, once the project is complete and operational, the proposed church use would not be expected to involve a substantial amount of hazardous materials during operation. No uses or activities are proposed that involve the use, handling, or discharge of hazardous materials and/or substances. The project is unlikely to be significantly constrained by hazardous materials and emissions during development, will comply with any applicable regulatory measures if hazardous materials are involved, and will not involve substantial handling or disposal of hazardous materials during operations. Therefore, the project will have a less than significant impact on exposure of existing or proposed schools to hazardous emissions or materials, substances, or waste.

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

No Impact. The subject property is in an established suburban neighborhood in the North Hollywood area of Los Angeles. The surrounding area was primarily developed in the mid-20th century and consists of a variety of lower-density residential and commercial uses. The project site is developed with an existing church dating to the 1950s. The subject property is not listed as a hazardous waste site on EnviroStor, California's data management system for tracking hazardous waste sites. There are also no active cleanup sites or sites pending further action near the project site. Therefore, as the subject property is not included on a list of hazardous materials sites, it will have no impact on significant hazards as a result of inclusion on a list of hazardous materials sites.

- e) **For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?**

No Impact. A significant impact may occur if the project would expose people to excessive noise levels or safety hazards as a result of proximity to an airport. The project site is not located within two miles of any airfield or airport. The subject property is also not within any adopted airport land use plans or within any airport influence area, per the Los Angeles County Airport Land Use Commission. Therefore, the project will have no impact as it is not located within the vicinity of a private airstrip, an airport land use plan, or two miles of a public airport or public use airport.

- f) **Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?**

No Impact. A significant impact may occur if the project would conflict with any adopted emergency transportation routes. The subject property is in an established suburban neighborhood in the North Hollywood area of Los Angeles. The project site is less than one block east of the intersection of Laurel Canyon Boulevard and Victory Boulevard, two major arterial roadways in the area. The Safety Element of the City of Los Angeles General Plan, was updated in November 2021, which includes the Safety Element Goals, Objectives, and Policies that will be implemented through Programs by various departments of the City government should an emergency arise. The Programs are aligned with the Goals of Hazard Mitigation, Emergency Response, and Disaster Recovery. The project will comply with the requirements for implementation outlined in the Safety Element as well as with State safety laws. The proposed project will not require the closure of any public or private streets, including emergency routes, and will not impede emergency vehicle access to the project site or surrounding area. Additionally, emergency access to and from the project site would be provided in accordance with the requirements of the Los Angeles Fire Department (LAFD).

Therefore, the project will have no impact on any adopted emergency response plans or emergency evacuation plans.

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

No Impact. A significant impact may occur if the project would expose people or structures to a high risk of wildfire. The subject property is in an established suburban neighborhood in the North Hollywood area of Los Angeles. The surrounding area has long been urbanized and consists of a variety of established lower-density residential neighborhoods and commercial services primarily developed in the mid-20th century. The surrounding area is entirely developed and there are no wildlands in the immediate vicinity of the project site. Therefore, the project will not significantly expose people or structures to a high risk of wildfire and will have no impact on risk of loss, injury, or death involving wildland fires.

X. HYDROLOGY AND WATER QUALITY

a) Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Less Than Significant Impact. A significant impact may occur if the project would discharge water that does not meet the quality standards of agencies which regulate surface water quality and water discharge into storm water drainage systems. The project proposes the expansion of an existing church with a new day care building, a new lobby, a new gym/banquet hall, and a new covered multipurpose area; such uses would be unlikely to be a significant source of potential water contaminants.

Stormwater runoff from the proposed project has the potential to introduce pollutants into the stormwater system. Pollutants would be associated with runoff from landscaped areas, e.g. pesticides and fertilizers, and from paved surfaces, e.g. ordinary household cleaners. The proposed project is required to comply with the National Pollutant Discharge Elimination System (NPDES) standards and the City's Stormwater and Urban Runoff Pollution Control regulations (Ordinance Nos. 172,176 and 173,494) to ensure pollutant loads from the project site are minimized for downstream receiving waters. The ordinances require construction activities and project operations to integrate low impact development practices and standards for stormwater pollution mitigation; the City's Development Best Management Practices (BMPs) Handbook contains other related requirements. Project conformance with all applicable regulations will be ensured during the City's building plan review and approval process. Therefore, the project will have a less than significant impact on water quality.

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

Less Than Significant Impact. A significant impact may occur if the project would substantially deplete groundwater or interfere with groundwater recharge. The project will not require the use of groundwater at the project site; potable water will be supplied by the Los Angeles Department of Water and Power (LADWP), which draws water supplies from distant sources, and which conducts its own assessments and mitigation of potential environmental impacts. The project proposes the expansion of an existing church with a new day care building, a new lobby, a new gym/banquet hall, and a new covered multipurpose area; as no subterranean levels are proposed, the project will not likely have a significant impact on existing aquifers or penetrate the water table. Therefore, the project will have a less than significant impact on groundwater.

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

- i. Result in substantial erosion or siltation on- or off-site;**
- ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;**
- iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or**
- iv. Impede or redirect flood flows?**

Less Than Significant Impact. The project site is an existing church dating to the 1950s and is entirely paved and developed with facilities. The project proposes the expansion of the existing church with a new day care building, a new lobby, a new gym/banquet hall, and a new covered multipurpose area. The subject property is in an established suburban neighborhood in the North Hollywood area of Los Angeles. The surrounding area has long been urbanized and is entirely developed with a variety of established lower-density residential neighborhoods and commercial services. There are no waterways that run on or through the subject property.

Project construction may temporarily expose on-site soils to surface water runoff. However, the project will comply with construction-related BMPs and the Storm Water Pollution Prevention Plan would control and minimize erosion and siltation. During project operation, storm water or any runoff irrigation waters will be directed into existing storm drains that are

currently receiving surface water runoff from the existing church. As the subject property is currently entirely paved and developed, the project will not significantly alter existing drainage conditions on the property or in the surrounding area. Impermeable surfaces resulting from the development of the project would not substantially change the volume of stormwater runoff in a manner that would result in flooding on- or off-site. In addition, as the project site is located in an established and long-developed area and is currently developed with an existing church, the project is unlikely to exceed the capacity of existing drainage infrastructure in the area. Any project that creates, adds, or replaces 500 square feet of impervious surface would comply with the City's Low Impact Development regulations and the Standard Urban Stormwater Mitigation Plan to address water runoff and stormwater pollution. Therefore, the project will have a less than significant impact on the alteration of existing drainage patterns.

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

No Impact. A significant impact may occur if the proposed project would be located in a 100-year or 500-year floodplain, an area susceptible to flooding, or a seiche or tsunami zone. Seiche is an oscillation of a body of water in an enclosed or semi-enclosed basin, such as a reservoir, harbor, or lake. A tsunami is a sea wave produced by a significant undersea disturbance. The subject property is in an established suburban neighborhood in the North Hollywood area of Los Angeles. The surrounding area has long been urbanized and is entirely developed with a variety of established lower-density residential neighborhoods and commercial services. The subject property is not located within a 100-year or 500-year floodplain or a flood hazard zone. The subject property is not located near any bodies of water that may be inundated by seiche and is not located within a Tsunami Inundation Zone. Therefore, the project will have no impact on risks arising from flood hazards, tsunami, or seiche zones.

e) Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

No Impact. The project proposes the expansion of an existing church with a new day care building, a new lobby, a new gym/banquet hall, and a new covered multipurpose area; such uses would not be expected to impact any water quality control measures. In addition, the project will comply with the City's Low Impact Development regulations and the Standard Urban Stormwater Mitigation Plan, which ensure that projects address potential runoff in a manner that captures rainwater and removes pollutants while reducing the volume and intensity of storm water flows. Therefore, the project will have no impact on water quality control plans or sustainable groundwater management plans.

XI. LAND USE AND PLANNING

a) **Would the project physically divide an established community?**

Less Than Significant Impact. A significant impact may occur if the project would be sufficiently large or configured in such a way so as to create a physical barrier within an established community. A physical division of an established community is caused by an impediment to through travel or a physical barrier, such as a new freeway with limited access between neighborhoods on either side of the freeway, or major street closures. The subject property is developed with an existing church dating to the 1950s and consists mostly of one-story and two-story buildings. Although the project proposes taller buildings than what currently exists on the site, the proposed buildings will form a centralized and self-contained church with complementary accessory uses and will not create new physical barriers. As the project proposes the expansion of an existing church, it will not have any additional impacts on the physical division of the established communities surrounding the project site. Therefore, the project will have a less than significant impact on the physical division of an established community.

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

No Impact. A significant impact may occur if the proposed project would be inconsistent with the General Plan or zoning designations currently applicable to the project site, and if those inconsistencies would cause adverse environmental effects. The project site is located within the adopted North Hollywood - Valley Village Community Plan, which is one of 35 Community Plans that make up the Land Use Element of the City of Los Angeles General Plan. The Community Plan designates the subject property with a land use designation of Low Medium II Residential, corresponding to the RD1.5 and RD2 Zones. The subject property is currently zoned RD1.5-1 and P-1. However, the applicant is requesting a General Plan Amendment to change the land use designation from Low Medium II Residential to Community Commercial. Additionally, the applicant is requesting a Zone Change from RD1.5-1 and P-1 to C2-1 for the proposed expansion of the site. The requested Zone of C2-1 is permitted within the proposed land use designation of Community Commercial. The project site is not within the boundaries of any specific plan or interim control ordinance.

The project proposes the expansion of an existing church with a new day care building, a new lobby, a new gym/banquet hall, and a new covered multipurpose area. The project is designed within the constraints of the requested underlying zone and conforms with all applicable zoning standards and regulations, including those governing use, floor-to-area ratio, and height. The project has also been reviewed by various City departments, including the

Department of Building and Safety and the Department of Transportation, and will comply with all conditions imposed by those agencies in order to be consistent with the applicable department plans and policies. Therefore, the project will not be inconsistent with and will have no impact on plans, policies, or regulations adopted for the purpose of avoiding or mitigating an environmental effect.

XII. MINERAL RESOURCES

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

No Impact. A significant impact may occur if the proposed project would result in the loss of availability of a known mineral resource of regional or statewide value. The subject property is not classified by the City of Los Angeles as containing significant mineral deposits, nor is it designated for a mineral extraction land use. The subject property is not classified by the City of Los Angeles as being in an oil field or oil drilling area. Therefore, the project will not result in the loss of availability of a regionally-valuable mineral resource, and there would be no impact.

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

No Impact. A significant impact may occur if the proposed project would result in the loss of availability of a locally-important mineral resource recovery site. The subject property is not classified by the City of Los Angeles as containing significant mineral deposits, nor is it designated for a mineral extraction land use. The subject property is not classified by the City of Los Angeles as being in an oil field or oil drilling area. Therefore, the project will not result in the loss of availability of a locally-important mineral resource, and there would be no impact.

XIII. NOISE

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

Less Than Significant Impact. A significant impact may occur if the project would result in temporary or permanent noise levels above those permitted by any applicable regulations. The City of Los Angeles has established policies and regulations, including the City of Los Angeles General Plan Noise Element and the applicable provisions of the City's Municipal

Code, concerning the generation and control of noise that could adversely affect its citizens and noise-sensitive land uses. In addition, the City of Los Angeles requires that non-residential developments demonstrate compliance with the requirements of the California Green Building Standards Code (CALGreen).

Construction activity would result in temporary increases in ambient noise levels in the project area on an intermittent basis. Noise levels would fluctuate depending on the construction phase, equipment type and duration of use, distance between the noise source and receptor, and presence or absence of noise attenuation barriers. In addition, a project may introduce new stationary sources of noise, such as from equipment installed on-site or arising from industrial operations. An Air Quality, Greenhouse Gas and Noise Study, dated September 7, 2023, has been prepared by Yorke Engineering, LLC. for the project. As referenced in the report, as designed, the project will meet the requirements of CALGreen. The project will also be required to comply with all other applicable regulations governing construction hours, equipment noise, and general noise emission. The project will also introduce new stationary sources of noise, such as rooftop HVAC equipment; however, these are also subject to City regulations which require that such equipment to be designed so that they do not exceed certain thresholds of ambient noise. The project does not include any industrial operations or other uses typically associated with substantial operational noise. As the continuation of an existing church use in a long developed and urbanized neighborhood, the project is not expected to generate any significant operational noise or significantly increase the ambient noise levels in the vicinity of the project site. Additionally, as the project will comply with the applicable regulations governing noise, it is not expected to generate significant increases in ambient noise levels during any stage of development of the project. Therefore, the project will have less than significant impacts regarding generation of ambient noise.

A more detailed analysis of the project's estimated noise impacts is provided in the referenced report, attached as Appendix A of this IS.

b) Would the project result in generation of, excessive groundborne vibration or groundborne noise levels?

Less Than Significant Impact. Construction activities can generate varying degrees of vibration, depending on the construction procedures and the type of construction equipment used. The operation of construction equipment generates vibrations that spread through the ground and diminish with distance from the source. Unless heavy construction activities are conducted extremely close (within a few feet) to the neighboring structures, vibrations from construction activities rarely reach levels that damage structures. The project site is separated from nearby residences by streets and a rear parking lot and is thus unlikely to impact neighboring structures through groundborne vibration or noise. The project is also required to

comply with all applicable regulations governing construction hours, equipment noise, and general noise emission. Therefore, it is unlikely that the project will generate excessive groundborne vibration or noise, and impacts will be less than significant.

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

No Impact. A significant impact may occur if the project would expose people to excessive noise levels as a result of proximity to an airport. The project site is not located within two miles of any airfield or airport. The subject property is also not within any adopted airport land use plans or within any airport influence area, per the Los Angeles County Airport Land Use Commission. Therefore, the project will have no impact as it is not located within the vicinity of a private airstrip, an airport land use plan, or two miles of a public airport or public use airport.

XIV. POPULATION AND HOUSING

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

Less Than Significant Impact. A significant impact may occur if the proposed project would induce substantial population growth that would not have otherwise occurred as rapidly or in as great a magnitude. The project proposes the expansion of the existing church with a new day care building, a new lobby, a new gym/banquet hall, and a new covered multipurpose area. Currently, there are 83 children enrolled in the daycare. The project will result in an increase of approximately 37 children in the day care, as well as new employment opportunities, both of which may indirectly impact population growth; however, these will not result in a significant increase in unplanned population growth. Any population growth associated with the project would be anticipated and accounted for the City's General Plan and the North Hollywood - Valley Village Community Plan, which is one of 35 Community Plans that make up the Land Use Element of the General Plan. Any increase in population would also not be considered substantial in consideration of SCAG's future population projections. In addition, any secondary impacts of population growth, such as traffic and services, have been addressed and accounted for in other portions of this IS. Therefore, the project will have a less than significant impact on unplanned population growth.

- b) Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?**

No Impact. The project proposes the expansion of the existing church with a new day care building, a new lobby, a new gym/banquet hall, and a new covered multipurpose area. There is no existing housing on the subject property, and the project will not necessitate the construction of replacement housing. Therefore, the project will have no impact on the displacement of existing people or housing.

XV. PUBLIC SERVICES

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

a) Fire protection?

Less Than Significant Impact. A significant impact may occur if the LAFD could not adequately serve the proposed project, necessitating a new or physically altered station. The subject property and the surrounding area have long been developed and urbanized. There is one existing fire station North of the project site, at 7063 Laurel Canyon Boulevard, just south of the intersection with Sherman Way. There are multiple additional fire stations in the surrounding area, ranging from approximately two to five miles away from the project site.

The project proposes the expansion of an existing church with a new day care building, a new lobby, a new gym/banquet hall, and a new covered multipurpose area; at completion, the day care will accommodate for approximately 37 additional children for up to 120 children, which may increase the demand for LAFD services. To maintain the level of fire protection and emergency services, the LAFD may require additional fire personnel and equipment. However, given that the surrounding area is established and well-developed with fire stations, it is not anticipated that there would be a need to expand or construct a new fire station to serve the project. In addition, LAFD can shift resources to meet local demands for fire protection and emergency services. The proposed project maintains the existing church use on the site and will not likely create capacity or service level problems, and thus will not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times, and other performance objectives for fire protection. Therefore, the project will have a less than significant impact on fire protection services.

b) Police protection?

Less Than Significant Impact. A significant impact may occur if the Los Angeles Police Department (LAPD) could not adequately serve the proposed project, necessitating a new or physically altered station. The subject property and the surrounding area have long been developed and urbanized. The property is served by the LAPD Valley Bureau's North Hollywood Police Station, located approximately 1.5 miles southeast of the project site at 11640 Burbank Boulevard, The LAPD Van Nuys Police Station is located approximately three miles west of the project site. The project proposes the expansion of an existing church with a new day care building, a new lobby, a new gym/banquet hall, and a new covered multipurpose area; at completion, the day care will accommodate more students than there are currently, which may increase the demand for LAPD services. However, given that the surrounding area is established and well-served with existing police services, it is not anticipated that there would be a need to expand or construct a new police station to serve the project.

Prior to the issuance of a building permit, LAPD will review the Conditional Use requests for the sale and dispensing of a full-line of alcohol for on-site consumption and live entertainment to ensure public safety and the incorporation of security measures as required for the subject property. Accordingly, the project would not result in significant impacts on demand for police services.

The proposed project maintains the existing church use on the site and will not likely create capacity or service level problems, and thus will not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities. Therefore, the project will have a less than significant impact on police protection services.

c) Schools?

Less Than Significant Impact. A significant impact may occur if the proposed project would include substantial employment or population growth, which could generate a demand for school facilities that would exceed the capacity of the local school district. The project proposes the expansion of an existing church with a new day care building, a new lobby, a new gym/banquet hall, and a new covered multipurpose area. As the nature of the project consists of the expansion of an existing church and accessory day care program, the project itself would not cause any increase in demand for educational services as the children in day care programs are younger than the State required enrollment age. Therefore, the project will have a less than significant impact on schools.

d) Parks?

Less Than Significant Impact. A significant impact may occur if the proposed project would exceed the capacity or capability of the local park system to serve the proposed project. The City of Los Angeles Department of Recreation and Parks (RAP) is responsible for the provision, maintenance, and operation of public recreational and park facilities and services in the City. The project proposes the expansion of an existing church with a new day care building, a new lobby, a new gym/banquet hall, and a new covered multipurpose area; at completion, the campus will accommodate approximately 37 additional children for a total 120 children, which may increase the demand on local parks. However, the project incorporates recreational amenities, including a new basketball gym, and a covered multipurpose area. Although these facilities will not be managed by RAP, in addition to serving the children population on-site, these amenities may provide additional recreational opportunities for the surrounding community at large. Therefore, the proposed project will not create capacity or service level impacts or result in substantial physical impacts associated with the provision of new or altered parks facilities. Accordingly, the project will have a less than significant impact on parks.

e) Other public facilities?

Less Than Significant Impact. A significant impact may occur if the proposed project would result in substantial employment or population growth that could generate a demand for other public facilities, such as libraries, which exceed the capacity available to serve the project site, necessitating new or physically altered public facilities. The project proposes the expansion of an existing church with a new day care building, a new lobby, a new gym/banquet hall, and a new covered multipurpose area; at completion, the proposed day care facility will accommodate more students than there are currently, which may increase the demand for public facilities. However, the subject property and the surrounding area have long been developed, urbanized, and served by public services. The subject property is in an established suburban neighborhood in the North Hollywood area of Los Angeles and is well-served with existing and established public facilities, such as libraries; the closest library is the Valley Plaza Branch Library, less than 1 mile northwest of the project site. Therefore, the proposed project is unlikely to create substantial capacity or service level problems that would require the provision of new or expanded public facilities in order to maintain an acceptable level of service. Accordingly, the project will have a less than significant impact on public facilities.

XVI. RECREATION

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

Less Than Significant Impact. A significant impact may occur if the proposed project would create substantial demand on local parks, thus accelerating their physical deterioration. RAP is responsible for the provision, maintenance, and operation of public recreational and park facilities and services in the City. The project proposes the expansion of an existing church with a new day care building, a new lobby, a new gym/banquet hall, and a new covered multipurpose area; at completion, the church and accessory day care will accommodate approximately 37 additional children for a total 120 children, which may increase the demand on local parks. However, the project incorporates a couple of recreational amenities, including a new basketball gym, and a covered multipurpose area. Although these facilities will not be managed by RAP, these amenities will adequately serve any increase in demand generated by the development of the project. Therefore, the project will not substantially increase demand and wear for parks, and the project will have a less than significant impact on the physical deterioration of existing parks.

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

Less Than Significant Impact. The project proposes the expansion of an existing church and accessory day care program. Proposed new construction includes three new buildings including a new gym/banquet hall and a new covered multipurpose area. As the project includes the construction of various new recreational facilities, the environmental impacts of these facilities have been addressed in this IS, and any adverse physical effects have been mitigated as necessary.

At completion, the daycare facility will accommodate approximately 37 additional children for a total of 120 children, which may increase the demand for recreational amenities. However, as the project incorporates substantial recreational amenities, any increase in demand generated by the development of the project can be adequately served on-site. In addition, these amenities may both serve the student population on-site and provide additional recreational opportunities for the surrounding community at large. Therefore, the proposed project will not necessitate the construction or expansion of recreational facilities which have not already been accounted for in this IS. Accordingly, the project will have a less than significant impact on the construction or expansion of recreational facilities.

XVII. TRANSPORTATION

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

Less Than Significant Impact. A significant impact may occur if the project conflicts with or hinders any plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system. The Los Angeles Department of Transportation (LADOT) has reviewed the project and the project will continue to be subject to the DOT purview regarding a driveway and circulation plan. In addition, the project will comply with all other requirements pertaining to the circulation system, including street dedication requirements. Therefore, the project will have a less than significant impact with mitigation incorporated on the circulation system.

b) Would the project conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

Less Than Significant Impact. A significant impact may occur if the project would cause substantial negative impacts to the level of service standards or other travel demand measures, and thus conflict with a congestion management plan. State legislation requires the creation and implementation of regional Congestion Management Programs (CMPs). In the Los Angeles area, the Los Angeles County Metropolitan Transportation Authority (Metro) is the agency responsible for implementing the CMP locally. The CMP for Los Angeles County requires that the traffic impacts of individual development projects of potential regional significance be analyzed. The CMP comprises specific arterial roadways and all State highways, with a total of 164 intersections identified for monitoring throughout Los Angeles County. The CMP requires that all CMP monitoring intersections be analyzed where a project would likely add more than 50 trips during either the morning or evening peak hours. The project will not add more than 50 trips during either the morning or evening peak hours. In addition, the project will comply with all other requirements pertaining to the circulation system, including street dedication requirements. Therefore, the project will have a less than significant impact on the circulation system.

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

Less Than Significant Impact. A significant impact may occur if the project would substantially increase an existing hazardous design feature or introduce one, or introduce incompatible uses to the existing traffic pattern. The subject property is in an established suburban neighborhood in the North Hollywood area of Los Angeles, less than three blocks east of the intersection of Laurel Canyon Boulevard and Victory Boulevard, and is developed with an existing church. The property is bounded by adjacent property lines to the south, Ben Avenue to the west, Victory Boulevard to the north, and adjacent property lines to the east.

The project proposes the expansion of an existing church with a new day care building, a new lobby, a new gym/banquet hall, and a new covered multipurpose area. As the project involves the expansion of a long-utilized and established site, it will improve the existing design and layout to modern standards and will not introduce any hazardous design features. The Los Angeles Department of Transportation (LADOT) has reviewed the project and the project will continue to be subject to the DOT purview regarding a driveway and circulation plan. In addition, as the project is a continuation of the existing church use, it will not introduce any incompatible uses to the existing traffic pattern. Therefore, the project will have a less than significant impact on hazards due to geometric design features or incompatible uses.

d) Would the project result in inadequate emergency access?

No Impact. A significant impact may occur if the project design threatens the ability of emergency vehicles to access and serve the project site or adjacent uses. The proposed project would not require the closure of any public or private streets and would not impede emergency vehicle access to the project site or surrounding area. Additionally, emergency access to and from the project site would be provided in accordance with the requirements of the LAFD. The project will also comply with all applicable regulations governing on-site access and internal emergency circulation. Therefore, the project will have no impact on emergency access.

XVIII. TRIBAL CULTURAL RESOURCES

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

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

No Impact. A Sacred Lands File Search was completed by the NAHC for the project site on April 12, 2024; the results were negative. No other information was obtained regarding any tribal cultural resources involving the project. In addition, based on citywide surveys of historic resources, SurveyLA and HistoricPlacesLA, there are no identified historic resources on the subject property or in the immediate vicinity of the project site. In addition, there are no resources on the subject property listed or determined to be eligible for listing in any state or national register of historic resources. Therefore, as there are no known tribal cultural

resources listed or eligible for listing in any state or local registers of historical resources, the project will have no impact to this regard.

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

Less Than Significant Impact. Assembly Bill 52 (AB 52) established a formal consultation process for California Native American tribes to identify potential significant impacts to Tribal Cultural Resources, as defined in Public Resources Code Section 21704, as a part of CEQA. As specified in AB 52, lead agencies must provide notice inviting consultation to California Native American tribes that are traditionally and culturally affiliated with the geographic area of a proposed project if the Tribe has submitted a request in writing to be notified of proposed projects. The Tribe must respond in writing within 30 days of the City's AB 52 notice. The Native American Heritage Commission (NAHC) provided a list of Native American groups and individuals who might have knowledge of the religious and/or cultural significance of resources that may be in and near the project site. An informational letter was mailed on August 17, 2023, to a total of 10 Tribes known to have resources in the project area describing the project and requesting any information regarding resources that may exist on or near the project site. Two (2) responses were received, one (1) from the Fernandeno Tataviam Band of Mission Indians (FTBMI) on August 23, 2023, and one (1) from the Gabrieleno Band of Mission Indians – Kizh Nation (Kizh Nation) on September 11, 2023, requesting consultation on the project. Consultations were subsequently scheduled and conducted with both tribes, and closure email correspondence were sent out on September 3, 2024. Consultation with the FTBMI was conducted via email and video calls, while consultation with the Kizh Nation was conducted over email. The FTBMI reviewed the proposed project and opined that due to the unknown existing site and soil conditions on the project site, there is potential for inadvertent discovery of tribal resources, and as such the FTBMI requested mitigation measures governing the inadvertent discovery of potential tribal resources. In email correspondence, the Kizh Nation summarized regulations related to the provisions of AB 52 and opined that there is a high sensitivity for a tribal cultural resource within the Project Site based on the subsurface and proximity to certain features of the natural landscape and historical transportation network. The Kizh Nation assessed that a tribal cultural resource may be present, and as such also requested mitigation measures, including the provision of a tribal monitor, to mitigate potentially adverse impacts.

After considering all materials submitted as part of tribal consultation to date, the City has determined that there is not substantial evidence of any known tribal cultural resources within the project site. The FTBMI did not identify any potential resources on the project site nor did they show that the project site is any closer than a few miles away from any known historical

trade and transportation routes. The information contained in the documents provided by the Kizh Nation has a broader regional focus, specifically the Los Angeles Basin and traditional Gabriolino territory, that lacks adequate detail and analysis of the Project Site. Maps provided by the Kizh Nation indicate that documented settlement locations and transportation routes all exist at a distance of at least a few miles away from the project site, with no markers in the immediate vicinity of the project site. The information on the Native American land uses and traditional practices helps to convey that previously unidentified resources can occur essentially anywhere within the Los Angeles Basin; however, given the level of mechanical alterations that have occurred to sediments within the Project Site and the age of the naturally deposited sediments beneath the altered surface stratum, there is no evidence identified to date suggesting there is an increased likelihood for such a resource to be preserved within the Project Site, at least to the degree that a tribal monitor would be required to ensure any potentially significant impacts are avoided or reduced. In addition, as the project is not proposing any subterranean development, development activities are not likely to reach a sufficient depth below grade that would impact previously undisturbed soils. Therefore, the City has determined that there is no substantial evidence in the record that would require the implementation of any mitigation measures, and impacts would be less than significant. Nonetheless, the City will implement a Condition of Approval governing any inadvertent discovery of resources, which will further prevent any potential significant impacts. Should tribal cultural resources be inadvertently encountered, this condition of approval provides for temporarily halting construction activities near the encounter and notifying the City and Native American tribes that have informed the City they are traditionally and culturally affiliated with the geographic area of the Project. If the City determines that the potential resource appears to be a tribal cultural resource (as defined by PRC Section 21074), the City would provide any affected tribe a reasonable period of time to conduct a site visit and make recommendations regarding the monitoring of future ground disturbance activities, as well as the treatment and disposition of any discovered tribal cultural resources. The Project Applicant would then implement the tribe's recommendations if a qualified archaeologist reasonably concludes that the tribe's recommendations are reasonable and feasible. The recommendations would then be incorporated into a tribal cultural resources monitoring plan and once the plan is approved by the City, ground disturbance activities could resume. In accordance with the condition of approval, all activities would be conducted in accordance with regulatory requirements. Implementation of the City's established Condition of Approval to address any inadvertent discovery of a tribal cultural resource would further reduce the Project's less than-significant impacts to tribal cultural resources. This language will not provide less protection than the requested language provided during consultation with the Kizh Nation or FTBMI.

The Sacred Lands File Search results and the request for consultation are included as Appendix D of this IS.

XIX. UTILITIES AND SERVICE SYSTEMS

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

Less Than Significant Impact. A significant impact may occur if the project would substantially increase demand on a utility provider such that the relocation or construction of a new or expanded utility facility would be necessary. The subject property is in an established suburban neighborhood in the North Hollywood area of Los Angeles that has long been developed and urbanized. The project proposes the expansion of an existing church with a new day care building, a new lobby, a new gym/banquet hall, and a new covered multipurpose area. Although the project proposes to intensify the existing uses on the subject property, it is unlikely to require any major utility relocation or construction because both the property and the surrounding area have long been served with existing utility infrastructure and the project will maintain all existing utility systems. The project is entirely consistent with the applicable City long-range and development plans, which have accounted for any potential project impacts on utility capacity and infrastructure. In addition, the project will comply with all applicable regulations regarding energy usage and discharge, per the requirements of the applicable managing utility departments/agencies. Therefore, the project will have a less than significant impact on the relocation or construction of new or expanded utility facilities.

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

Less Than Significant Impact. A significant impact may occur if the project would substantially increase water consumption to the extent that the current water supply would be inadequate to serve the project. LADWP conducts water planning based on forecast population growth. Although the project proposes to intensify the existing church and associated uses on the subject property, it is unlikely to generate such a substantial increase in demand that would exceed the capacity of the existing water supply. The project is entirely consistent with the applicable City long-range and development plans and projected growth, and thus alone will not likely require new water entitlements that LADWP has not already accounted for in their plans and projections. Therefore, the project will have a less than significant impact on water supply.

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

Less Than Significant Impact. A significant impact may occur if the amount of wastewater that the project would generate would exceed the capacity of the existing wastewater treatment provider. Although the project proposes to expand the existing church and associated uses on the subject property, it is unlikely to generate such a substantial increase in demand that would exceed the capacity of the existing wastewater treatment system. In addition, all wastewater from the project will be treated in accordance with the requirements of the Los Angeles Regional Water Quality Control Board. The project is entirely consistent with the applicable City long-range and development plans and projected growth, and thus alone will not likely exceed the capacity of the existing system. Prior to any construction activities, the applicant will be required to coordinate with the Los Angeles Bureau of Sanitation to determine the exact wastewater conveyance requirements of the proposed project. Any upgrades to the wastewater infrastructure in the vicinity of the project site that are needed to adequately serve the proposed project would be undertaken as a part of the development. Therefore, the project will have a less than significant impact on wastewater capacity.

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

Less Than Significant Impact. A significant impact may occur if the amount of solid waste that the project would generate would exceed the capacity of existing infrastructure. The Los Angeles Bureau of Sanitation and private waste management companies are responsible for the collection, disposal, and recycling of solid waste within the City, including the project site. The entire Southern California region is served by an extensive network of landfills and other waste disposal methods. Although the project proposes to expand the existing church uses on the subject property, it is unlikely to generate such a substantial increase in waste that would exceed the capacity of the existing waste disposal system. In addition, in compliance with State legislation, the project will be required to implement a Solid Waste Diversion Program and divert at least 50 percent of the solid waste generated by the project from the applicable landfill site. The project will comply with all applicable federal, State, and local regulations involving solid waste. Therefore, the project will have a less than significant impact on the generation of solid waste.

e) Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Less Than Significant Impact. A significant impact may occur if the project would conflict with any statutes and regulations governing solid waste. The Los Angeles Bureau of Sanitation and private waste management companies are responsible for the collection, disposal, and recycling of solid waste within the City, including the project site. The entire

Southern California region is served by an extensive network of landfills and other waste disposal methods. Although the project proposes to expand the existing church uses on the subject property, it is unlikely to generate such a substantial increase in waste that would exceed the capacity of the existing waste disposal system. In addition, in compliance with State legislation, the project will be required to implement a Solid Waste Diversion Program and divert at least 50 percent of the solid waste generated by the project from the applicable landfill site. The project will comply with all applicable federal, State, and local regulations involving solid waste. Therefore, the project will have a less than significant impact on statutes and regulations governing solid waste.

XX. WILDFIRE

a) Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?

No Impact. The subject property is in an established suburban neighborhood in the North Hollywood area of Los Angeles. The surrounding area has long been urbanized and is developed with a variety of lower-density residential and commercial uses. As an existing church site surrounded by long-developed neighborhoods and urban uses, the project site is not located in or near any state responsibility areas and is not classified as a very high fire hazard severity zone. Therefore, the project will have no impact on any adopted emergency response plans or emergency evacuation plans.

b) Would the project, due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

No Impact. The subject property is in an established suburban neighborhood in the North Hollywood area of Los Angeles. The surrounding area has long been urbanized and is developed with a variety of lower-density residential and commercial uses. As an existing church site surrounded by long-developed neighborhoods and urban uses, the project site is not located in or near any state responsibility areas and is not classified as a very high fire hazard severity zone. Therefore, the project will have no impact on exposure to wildfire hazards.

c) Would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

No Impact. The subject property is in an established suburban neighborhood in the North Hollywood area of Los Angeles. The surrounding area has long been urbanized and is developed with a variety of lower-density residential and commercial uses. As an existing church site surrounded by long-developed neighborhoods and urban uses, the project site is not located in or near any state responsibility areas and is not classified as a very high fire hazard severity zone. Therefore, the project will have no impact on the installation or maintenance of associated infrastructure that may exacerbate fire risk.

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

No Impact. The subject property is in an established suburban neighborhood in the North Hollywood area of Los Angeles. The surrounding area has long been urbanized and is developed with a variety of lower-density residential and commercial uses. As an existing church site surrounded by long-developed neighborhoods and urban uses, the project site is not located in or near any state responsibility areas and is not classified as a very high fire hazard severity zone. Therefore, the project will have no impact on the exposure of people or structures to post-fire risks.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

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

Less Than Significant Impact. Based on the analysis of this IS, the proposed project will not have the potential to significantly degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or threaten important or cultural resources. The project will comply with all applicable regulations and requirements which will reduce any potential impacts to less than significant. Therefore, the project will have a less than significant impact on the quality of the environment, any fish or wildlife species, or historical or cultural resources.

b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a

project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Less Than Significant Impact. The project proposes the expansion of an existing church with a new day care building, a new lobby, a new gym/banquet hall, and a new covered multipurpose area. As there are a limited number of churches and accessory day care programs in any given area, it would not be expected to find repeated developments of the same nature within an area over a limited period of time. In addition, the project is entirely consistent with the requested General Plan designation and requested zoning, which accounts for the impacts of developments which are within their parameters. Any successive projects of the same type and nature would reflect a development that is consistent with the underlying land use designation and the LAMC, and thus would be subject to the same regulations and requirements, including development standards and environmental impacts. The impacts of each subsequent project will be mitigated if necessary, and thus will not result in a cumulative impact. Therefore, the project will have a less than significant cumulative impact.

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

Less Than Significant With Mitigation Incorporated. A significant impact may occur if the proposed project has the potential to result in significant impacts, as discussed in the previous sections of this IS. Based on the analysis of this IS, the proposed project will not have any significant impacts which will cause substantial adverse effects. All potential project impacts have been evaluated in this IS and have been deemed to have less than significant impact levels on human beings. Therefore, the project will have a less than significant impact on the environment.