Exhibit D

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
PROPOSED MITIGATED NEGATIVE DECLARATION

LEAD CITY AGENCY	**COUNCIL DISTRICT**
LOS ANGELES CITY PLANNING DEPARTMENT	2
PROJECT TITLE	**CASE NO.**
ENV-2008-1179-MND	DIR-2008-1178-SPP-SPR-DB

PROJECT LOCATION
11933 WEST MAGNOLIA BOULEVARD; NORTH HOLLYWOOD-VALLEY VILLAGE, 91607

PROJECT DESCRIPTION
PROJECT PERMIT COMPLIANCE FOR COMPLAINCE WITH THE VALLEY VILLAGE SPECIFIC PLAN; DENSITY BONUS TO PERMIT 146 DWELLING UNITS IN LIEU OF 109 ALLOWED ON R3-1/R-4 ZONE AND FLOOR AREA RATIO OF 4:1 IN LIEU OF 3:1 AND HEIGHT OF 48.5-FEET IN LIEU OF 36-FEET; SITE PLAN REVIEW ALL IN CONJUNCTION WITH A NEW 146-UNIT, 154,908 SQUARE-FOOT RESIDENTIAL APARTMENT PROJECT WITH 266 PARKING SPACES ON A 59,450 SQUARE-FOOT LOT DEVELOPED WITH A 51-UNIT APARTMENT WITHIN TWO STRUCTURES IN THE R3-1 AND R4-1 ZONES. REMOVAL OF TREES.

NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY
11933 MAGNOLIA VENTURES LLC
15235 BURBANK BOULEVARD, SUITE C
VAN NUYS, CA 91411

FINDING:
The City Planning Department of the City of Los Angeles has Proposed that a mitigated negative declaration be adopted for this project because the mitigation measure(s) outlined on the attached page(s) will reduce any potential significant adverse effects to a level of insignificance

(CONTINUED ON PAGE 2)

SEE ATTACHED SHEET(S) FOR ANY MITIGATION MEASURES IMPOSED.

Any written comments received during the public review period are attached together with the response of the Lead City Agency. The project decision-make may adopt the mitigated negative declariation, amend it, or require preparation of an EIR. Any changes made should be supported by substantial evidence in the record and appropriate findings made.

THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.

NAME OF PERSON PREPARING THIS FORM	**TITLE**	**TELEPHONE NUMBER**
ANITA BIZZELL	CITY PLANNING ASSISTANT	(213) 978-1356

ADDRESS	**SIGNATURE (Official)**	**DATE**
200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA. 90012	Anita Bizzell	APRIL 22, 2009

I b2. **Aesthetics (Landscaping)**

- Environmental impacts to the character and aesthetics of the neighborhood may result from project implementation. However, the potential impacts will be mitigated to a level of insignificance by the following measure:
- All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect to the satisfaction of the decision maker.

I b4. **Aesthetics (Graffiti)**

- Environmental impacts may result from project implementation due to graffiti and accumulation of rubbish and debris along the wall(s) adjacent to public rights-of-way. However, this potential impact will be mitigated to a level of insignificance by the following measures:
- Every building, structure, or portion thereof, shall be maintained in a safe and sanitary condition and good repair, and free from graffiti, debris, rubbish, garbage, trash, overgrown vegetation or other similar material, pursuant to Municipal Code Section 91.8104.
- The exterior of all buildings and fences shall be free from graffiti when such graffiti is visible from a public street or alley, pursuant to Municipal Code Section 91,8104.15.

I b7. **Aesthetics (Landscape Buffer)**

- Environmental impacts to adjacent residential properties may result due to the proposed use on the site. However, the potential impact will be mitigated to a level of insignificance by the following measures:
- A minimum five-foot wide landscape buffer shall be planted adjacent to the residential use.
- A landscape plan shall be prepared by a licensed landscape architect to the satisfaction of the decision maker.

I c1. **Aesthetics (Light)**

- Environmental impacts to the adjacent residential properties may result due to excessive illumination on the project site. However, the potential impacts will be mitigated to a level of insignificance by the following measure:
- Outdoor lighting shall be designed and installed with shielding, so that the light source cannot be seen from adjacent residential properties.

III d1. **Air Pollution (Stationary)**

- Adverse impacts upon future occupants may result from the project implementation due to existing ambient air pollution levels in the project vicinity. However, this impact can be mitigated to a level of insignificance by the following measure:
- RESIDENTIAL - An air filtration system shall be installed and maintained with filters meeting or exceeding the ASHRAE Standard 52.2 Minimum Efficiency Reporting Value (MERV) of 11, to the satisfaction of the Department of Building and Safety.

IV d. **Wildlife Corridor**

- Environmental impacts from project implementation may result in: 1) conversion and/or disturbance of existing animal habitat area on-site and proximal to the site, and 2) disruption of access corridors between habitat areas. However, these impacts will be mitigated to a level of insignificance by the following measures:
- **Nesting Native Birds** - The project will result in the removal of vegetation and disturbances to the ground and therefore may result in take of nesting native bird species. Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R Section 10.13). Sections 3503, 3503.5 and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA).

    a. Proposed project activities (including disturbances to native and non-native vegetation, structures and substrates) should take place outside of the breeding bird season which generally runs from March 1- August 31 (as early as February 1 for raptors) to avoid take (including disturbances which would cause abandonment of active nests containing eggs and/or young). Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture of kill (Fish and Game Code Section 86).
    b. If project activities cannot feasibly avoid the breeding bird season, beginning thirty days prior to the disturbance of suitable nesting habitat the applicant shall:
        i. Arrange for weekly bird surveys to detect any protected native birds in the habitat to be removed and any other such habitat within 300 feet of the construction work area (within 500 feet for raptors) as access to adjacent areas allows. The surveys shall be conducted by a qualified biologist with experience in conducting breeding bird surveys. The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of clearance/construction work.

ii. If a protected native bird is found, the applicant shall delay all clearance/construction disturbance activities within 300 feet of suitable nesting habitat (within 500 feet for suitable raptor nesting habitat) until August 31.
iii. Alternatively, the Qualified Biologist could continue the surveys in order to locate any nests. If an active nest is located, clearing and construction within 300 feet of the nest (within 500 feet for raptor nests) or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and when there is no evidence of a second attempt at nesting. The buffer zone from the nest shall be established in the field with flagging and stakes. Construction personnel shall be instructed on the sensitivity of the area.
iv. The applicant shall record the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds.

IV f. Tree Removal (Non-Protected Trees)

- Environmental impacts from project implementation may result due to the loss of significant trees on the site. However, the potential impacts will be mitigated to a level of insignificance by the following measures:
- Prior to the issuance of a grading permit or building permit, a plot plan prepared by a reputable tree expert, indicating the location, size, type, and condition of all existing trees on the site shall be submitted for approval by the decision maker and the Urban Forestry Division of the Bureau of Street Services. All trees in the public right-of-way shall be provided per the current Urban Forestry Division standards.
- The plan shall contain measures recommended by the tree expert for the preservation of as many trees as possible. Mitigation measures such as replacement by a minimum of 24-inch box trees in the parkway and on the site, on a 1:1 basis, shall be required for the unavoidable loss of desirable trees on the site, and to the satisfaction of the Urban Forestry Division of the Bureau of Street Services and the decision maker.
- The genus or genera of the tree(s) shall provide a minimum crown of 30'- 50'. Please refer to City of Los Angeles Landscape Ordinance (Ord. No.170,978), Guidelines K - Vehicular Use Areas.
- Note: Removal of all trees in the public right-of-way shall require approval of the Board of Public Works. Contact: Urban Forestry Division at: 213-847-3077.

VI aii. Seismic

- Environmental impacts may result to the safety of future occupants due to the project's location in an area of potential seismic activity. However, this potential impact will be mitigated to a level of insignificance by the following measure:
- The design and construction of the project shall conform to the Uniform Building Code seismic standards as approved by the Department of Building and Safety.

VI b2. Erosion/Grading/Short-Term Construction Impacts

- Short-term air quality and noise impacts may result from the construction of the proposed project. However, these impacts can be mitigated to a level of insignificance by the following measures:
- **Air Quality**
- All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
- The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by construction and hauling, and at all times provide reasonable control of dust caused by wind.
- All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- **Noise**
- The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.

- Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously.
- The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- The project sponsor shall comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.
- **General Construction**
- Sediment carries with it other work-site pollutants such as pesticides, cleaning solvents, cement wash, asphalt, and car fluids that are toxic to sea life.
- All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and vegetation. Non recyclable materials/wastes shall be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.
- Leaks, drips and spills shall be cleaned up immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
- Pavement shall not be hosed down at material spills. Dry cleanup methods shall be used whenever possible.
- Dumpsters shall be covered and maintained. Uncovered dumpsters shall be placed under a roof or be covered with tarps or plastic sheeting.
- Gravel approaches shall be used where truck traffic is frequent to reduce soil compaction and the tracking of sediment into streets shall be limited.
- All vehicle/equipment maintenance, repair, and washing shall be conducted away from storm drains. All major repairs shall be conducted off-site. Drip pans or drop clothes shall be used to catch drips and spills.

VI c1. Liquefaction

- Environmental impacts may result due to the proposed project's location in an area with liquefaction potential. However, these potential impacts will be mitigated to a level of insignificance by the following measures:
- The project shall comply with the Uniform Building Code Chapter 18. Division1 Section1804.5 Liquefaction Potential and Soil Strength Loss which requires the preparation of a geotechnical report. The geotechnical report shall assess potential consequences of any liquefaction and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration.
- Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures.

VII b5. Explosion/Release (Asbestos Containing Materials)

- Due to the age of the building(s) being demolished, asbestos-containing materials (ACM) may be located in the structure(s). Exposure to ACM during demolition could be hazardous to the health of the demolition workers as well as area residents and employees. However, these impacts can be mitigated to a level of insignificance by the following measure:
- Prior to the issuance of any demolition permit, the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant that no ACM are present in the building. If ACM are found to be present, it will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other State and Federal rules and regulations.
- Prior to issuance of any permit for demolition or alteration of the existing structure(s), a lead-based paint survey shall be performed to the written satisfaction of the Department of Building and Safety. Should lead-based paint materials be identified, standard handling and disposal practices shall be implemented pursuant to OSHA regulations.

VIII c2. Single Family Dwelling (10+ Home Subdivision/Multi Family)

- Environmental impacts may result from the development of this project. However, the potential impacts will be mitigated to a level of insignificance by incorporating stormwater pollution control measures. Ordinance No. 172,176 and Ordinance No. 173,494 specify Stormwater and Urban Runoff Pollution Control which requires the application of Best Management Practices (BMPs). Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. Applicants must meet the requirements of the Standard Urban Stormwater Mitigation Plan (SUSMP) approved by Los Angeles Regional Water Quality Control Board, including the following: (A copy of the SUSMP can be downloaded at: http://www.swrcb.ca.gov/rwqcb4/).

- Project applicants are required to implement stormwater BMPs to treat and infiltrate the runoff from a storm event producing 3/4 inch of rainfall in a 24 hour period. The design of structural BMPs shall be in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard is required.
- Post development peak stormwater runoff discharge rates shall not exceed the estimated pre-development rate for developments where the increase peak stormwater discharge rate will result in increased potential for downstream erosion.
- Concentrate or cluster development on portions of a site while leaving the remaining land in a natural undisturbed condition.
- Limit clearing and grading of native vegetation at the project site to the minimum needed to build lots, allow access, and provide fire protection.
- Maximize trees and other vegetation at each site by planting additional vegetation, clustering tree areas, and promoting the use of native and/or drought tolerant plants.
- Any connection to the sanitary sewer must have authorization from the Bureau of Sanitation.
- Reduce impervious surface area by using permeable pavement materials where appropriate, including: pervious concrete/asphalt; unit pavers, i.e. turf block; and granular materials, i.e. crushed aggregates, cobbles.
- Install Roof runoff systems where site is suitable for installation. Runoff from rooftops is relatively clean, can provide groundwater recharge and reduce excess runoff into storm drains.
- Guest parking lots constitute a significant portion of the impervious land coverage. To reduce the quantity of runoff, parking lots can be designed one of two ways:
  - *Hybrid Lot* - parking stalls utilize permeable materials, such as crushed aggregate, aisles are constructed of conventional materials such as asphalt.
  - *Parking Grove* - is a variation on the permeable stall design, a grid of trees and bollards are added to delineate parking stalls. This design presents an attractive open space when cars are absent, and shade when cars are present.
- Paint messages that prohibits the dumping of improper materials into the storm drain system adjacent to storm drain inlets. Prefabricated stencils can be obtained from the Dept. of Public Works, Stormwater Management Division.
- Promote natural vegetation by using parking islands and other landscaped areas.
- All storm drain inlets and catch basins within the project area must be stenciled with prohibitive language (such as NO DUMPING - DRAINS TO OCEAN) and/or graphical icons to discourage illegal dumping.
- Signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, must be posted at public access points along channels and creeks within the project area.
- Legibility of stencils and signs must be maintained.
- Materials with the potential to contaminate stormwater must be: (1) placed in an enclosure such as, but not limited to, a cabinet, shed, or similar stormwater conveyance system; or (2) protected by secondary containment structures such as berms, dikes, or curbs.
- The storage area must be paved and sufficiently impervious to contain leaks and spills.
- The storage area must have a roof or awning to minimize collection of stormwater within the secondary containment area.
- Design an efficient irrigation system to minimize runoff including: drip irrigation for shrubs to limit excessive spray; shutoff devices to prevent irrigation after significant precipitation; and flow reducers.
- Runoff from hillside areas can be collected in a vegetative swale, wet pond, or extended detention basin, before it reaches the storm drain system.
- Cut and fill sloped in designated hillside areas shall be planted and irrigated to prevent erosion, reduce run-off velocities and to provide long- term stabilization of soil. Plant materials include: grass, shrubs, vines, ground covers, and trees.
- Incorporate appropriate erosion control and drainage devices, such as interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code. Protect outlets of culverts, conduits or channels from erosion by discharge velocities by installing a rock outlet protection. Rock outlet protection is a physical devise composed of rock, grouted riprap, or concrete rubble placed at the outlet of a pipe. Install sediment traps below the pipe-outlet. Inspect, repair and maintain the outlet protection after each significant rain.

- The owner(s) of the property will prepare and execute a covenant and agreement (Planning Department General form CP-6770) satisfactory to the Planning Department binding the owners to post construction maintenance on the structural BMPs in accordance with the Standard Urban Stormwater Mitigation Plan and or per manufacturer's instructions.

VIII c8. Parking Lots with 25 or More Spaces or 5,000 Square-feet of Lot Area (Residential, Commercial, Industrial, PublicFacility)

- Environmental impacts may result from delivery vehicles and customer and employee vehicles transferring contaminants (gasoline, oil, grease, sediments) to the parking lot and release toxins into the stormwater drainage channels. However, the potential impacts will be mitigated to a level of insignificance by incorporating stormwater pollution control measures. Ordinance No. 172,176 and Ordinance No. 173,494 specify Stormwater and Urban Runoff Pollution Control which requires the application of Best Management Practices (BMPs). Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. Applicants must meet the requirements of the Standard Urban Stormwater Mitigation Plan (SUSMP) approved by Los Angeles Regional Water Quality Control Board, including the following: (A copy of the SUSMP can be downloaded at: http://www.swrcb.ca.gov/rwqcb4/).
- Project applicants are required to implement stormwater BMPs to treat and infiltrate the runoff from a storm event producing 3/4 inch of rainfall in a 24 hour period. The design of structural BMPs shall be in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard is required.
- Post development peak stormwater runoff discharge rates shall not exceed the estimated pre-development rate for developments where the increase peak stormwater discharge rate will result in increased potential for downstream erosion.
- Concentrate or cluster development on portions of a site while leaving the remaining land in a natural undisturbed condition.
- Limit clearing and grading of native vegetation at the project site to the minimum needed to build lots, allow access, and provide fire protection.
- Maximize trees and other vegetation at each site by planning additional vegetation, clustering tree areas, and promoting the use of native and/or drought tolerant plants.
- Promote natural vegetation by using parking lot islands and other landscaped areas.
- Preserve riparian areas and wetlands.
- Cut and fill slopes in designated hillside areas shall be planted and irrigated to prevent erosion, reduce run-off velocities and to provide long-term stabilization of soil. Plant materials include: grass, shrubs, vines, ground covers, and trees.
- Incorporate appropriate erosion control and drainage devices, such as interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code. Protect outlets of culverts, conduits or channels from erosion by discharge velocities by installing a rock outlet protection. Rock outlet protection is a physical devise composed of rock, grouted riprap, or concrete rubble placed at the outlet of a pipe. Install sediment traps below the pipe-outlet. Inspect, repair, and maintain the outlet protection after each significant rain.
- All storm drain inlets and catch basins within the project area must be stenciled with prohibitive language (such as: NO DUMPING - DRAINS TO OCEAN) and/or graphical icons to discourage illegal dumping.
- Signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, must be posted at public access points along channels and creeks within the project area.
- Legibility of stencils and signs must be maintained.
- Materials with the potential to contaminate stormwater must be: (1) placed in an enclosure such as, but not limited to, a cabinet, shed, or similar structure that prevents contact with runoff or spillage to the stormwater conveyance system; or (2) protected by secondary containment structures such as berms, dikes, or curbs.
- The storage area must be paved and sufficiently impervious to contain leaks and spills.
- The storage area must have a roof or awning to minimize collection of stormwater within the secondary containment area.
- Trash container areas must have drainage from adjoining roofs and pavement diverted around the area(s).
- Trash container areas must be screened or walled to prevent off-site transport of trash.
- Reduce impervious land coverage of parking lot areas.
- Infiltrate runoff before it reaches the storm drain system.

- Runoff must be treated prior to release into the storm drain. Three types of treatments are available, (1) dynamic flow separator; (2) a filtration or (3) infiltration. Dynamic flow separator uses hydrodynamic force to remove debris, and oil and grease, and are located underground. Filtration involves catch basins with filter inserts. Filter inserts must be inspected every six months and after major storms, cleaned at least twice a year. Infiltration methods are typically constructed on-site and are determined by various factors such as soil types and groundwater table.
- Any connection to the sanitary sewer must have authorization from the Bureau of Sanitation.
- The owner(s) of the property will prepare and execute a covenant and agreement (Planning Department General form CP-6770) satisfactory to the Planning Department binding the owners to post construction maintenance on the structural BMPs in accordance with the Standard Urban Stormwater Mitigation Plan and or per manufacturer's instructions.
- Prescriptive Methods detailing BMPs specific to this project category are available. Applicants are encouraged to incorporate the prescriptive methods into the design plans. These Prescriptive Methods can be obtained at the Public Counter or downloaded from the City's website at: www.lastormwater.org. (See Exhibit D).

IX b. Environmental Plans/Policies

- Environmental impacts may result from project implementation due to an incompatibility with applicable environmental plans or policies. However, the potential impacts can be mitigated to a level of insignificance by the following measure:
- The applicant shall comply with mitigation measures required by this MND.
- Exceed Title 24 (2007 standard) building energy efficiency minimum requirements by a minimum of 14% (The applicant is advised that exceeding the minimum requirement by 15% may make the project eligible for federal Energy Star rating).
- Only low- and non-VOC-containing paints, sealants, adhesives, and solvents shall be utilized in the construction of the project.

XI a1. Increased Noise Levels (Parking Wall)

- Environmental impacts to the adjacent residential properties may result due to noise from parking on the site. However, this potential impact will be mitigated to a level of insignificance by the following measure:
- A 6-foot-high solid decorative masonry wall adjacent to residential use and/or zones shall be constructed if no such wall exists.

XI a2. Increased Noise Levels (Parking Structure Ramps)

- Environmental impacts may result from project implementation due to noise from cars using the parking ramp. However, the potential impacts will be mitigated to a level of insignificance by the following measures:
- Concrete, not metal, shall be used for construction of parking ramps.
- The interior ramps shall be textured to prevent tire squeal at turning areas.
- Parking lots located adjacent to residential buildings shall have a solid decorative wall adjacent to the residential.

XI e1. Severe Noise Levels (Aircraft Noise - Residential)

- Environmental impacts to future occupants may result from project implementation due to aircraft noise. However, this potential impact will be mitigated to a level of insignificance by the following measures:
- All exterior windows shall be constructed with double-pane glass.
- Before the granting of a building permit, an acoustical engineer shall specify the CNEL contour within which the building will be located and, based on such CNEL contours, the measures necessary to achieve an interior noise level which will not exceed 45 dBA in any habitable room.

XII d. Relocation

- Environmental impacts may result from project implementation due to relocation of families. However, these potential impacts will be mitigated to a level of insignificance by submitting a relocation plan to the decision maker for approval.

XIII a. Public Services (Fire)

- Environmental impacts may result from project implementation due to the location of the project in an area having marginal fire protection facilities. However, this potential impact will be mitigated to a level of insignificance by the following measure:

EXHIBIT D

CITY OF LOS ANGELES – STORMWATER PROGRAM

Prescriptive Method
Standard Urban Stormwater Mitigation Plan

PARKING LOTS

OBJECTIVE

The prescriptive method described in this bulletin meets the minimum requirements of the Standard Urban Stormwater Mitigation Plan (SUSMP) for a parking lot ≥ 5,000 square feet (sf) but not more than 20,000 sf, or ≥ 25 parking spaces but not more than 50 parking spaces. As a prescriptive method, all requirements specified herein shall be incorporated into the development plan. Should an alternate method of compliance or an alternate product/manufacturer be used, the applicant shall prepare a site-specific plan indicating the alternate and its details. Such plan must be submitted for review and approval.

REQUIREMENTS

Site Drainage

The site drainage alternatives for a parking lot development can include one, or a combination of, the following: an infiltration trench; a hydrodynamic system; or a catch basin (CB) with filter insert. The infiltration trench or CB with filter insert, if selected, shall be used for every 5,000 sf area. The hydrodynamic system shall be used for lot areas up to 20,000 sf. The site shall be graded to drain to the drainage system.

- Hydrodynamic system can be one of the following:
  - StormCeptor® 450*i* (StormCeptor® Corp., Web Site: http://www.csrstormceptor.com)
  - Vortechnics™ 1000 (Vortechnics, Inc., Web Site: http://www.vortechnics.com)
  - Jensen® Interceptor JPHV-750 (Jensen® Precast, Web Site: http://www.jensenprecast.com)
  - V2B1™ V2-3 (Environment 21, Web Page: http://www.env21.com)
- Infiltration trench
  - Infiltration trench must **not** be used if either one of the following site conditions exist:
    - Project is located in the **San Fernando Valley/Upper Los Angeles River Area** watershed
    - Groundwater table/depth beneath the site is less than 10 feet below ground surface.
    - Site soil lithology consists primarily of clay
    - Parking lot is located in industrial areas or areas of industrial activity as defined in the State of California NPDES General Permit for Discharges of Stormwater Associated with Industrial Activities.
    - Parking lot is located in an area immediately adjacent to, or if the project receives and/or has a potential to receive stormwater run on from areas subject to high vehicular traffic activity (25,000 or greater average daily traffic [ADT] on main roadway or 15,000 or more ADT on any intersecting roadway)
    - Project is located in hillside area (area with known erosive soil conditions, where the development contemplates grading on any natural slope that is twenty five percent or greater)
  - The following factors must be considered if infiltration trench is selected:
    - Local site geology/soil characterization – The developer shall demonstrate that the site soil geology is appropriate for infiltration.
    - Location(s) of nearby or surrounding water supply wells – The developer shall demonstrate that risk of impact on nearby water supply wells due to infiltration, is not likely to occur.
    - Groundwater depth.
    - Drainage site location.
    - Potential pollutants arising from use of the lot.
  - A soil report to address the feasibility of infiltration will be required to be submitted with the plan to LADBS for review and approval.
  - The infiltration trench configuration shall follow the specifications indicated in Figures 1 through 4. The primary components shall consist of the following:
    - Trench shall be 5'4" wide by 4'6" deep and 15' in length
    - Bottom infiltration layer shall be 18" thick & consist of fine sand

- Top infiltration layer shall be 3' thick & consist of ¾ inch clean and washed gravel free of organic material. The gravel shall be placed in lifts and compacted per ASTM D-1557.
- Geotextile fabric filter liner
- Shall contain a vegetated buffer 10' wide at inflow side and cable concrete mat as shown in Figures 1 and 5.
- Two inch diameter observation well (cap secured with lock) located at center of trench
- Overflow inlet
- Inflow curb openings for sheet flow to the trench
- Figure 5 shows an example infiltration trench

- Single grating CB with filter insert. CB shall be in accordance with the City of Los Angeles Standard Plan S-355-0 with depth modified to accommodate drainage elevations. Minimum depth of CB insert shall be 24 inches. Figure 6 shows an example CB insert. CB filter insert can be either of the following:
  - Aqua-Guard™ (AquaShield/Remedial Solutions, Inc., Web Site: http://www.aquashieldinc.com)
  - Ultra-Urban™ Filter Series DI2020 (Abtech Industries, Inc., Web Site: http://www.abtechindustries.com)
  - DrainPac™ (United Storm Water, Inc., Web Site: http://www.unitedstormwater.com)
  - Enviro-Drain® (Enviro-Drain®, Inc., Web Site: http://www.members.aa.net/~filters)
- Proofs of ongoing system maintenance shall be kept on site indicating at the minimum, type of system, operator name, activity date, and activity type. Refer to Provision No. 8 of the Final SUSMP.

Outdoor Material Storage Area (If included)

- Must be placed in an enclosure or bermed (secondary containment). The berm height shall be ½ inch.
- Must be paved to contain leaks and spills.

Trash Storage Area (If included)

- Must be screened or walled to prevent off-site transport of trash.

FIGURE 1

Infiltration Trench Configuration

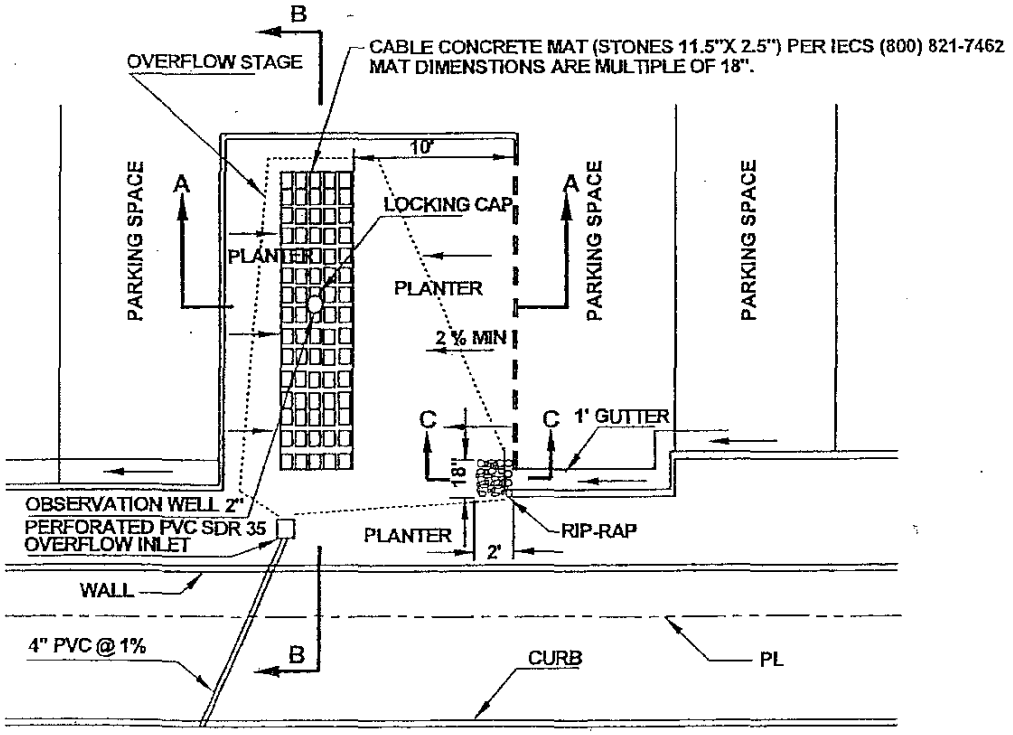
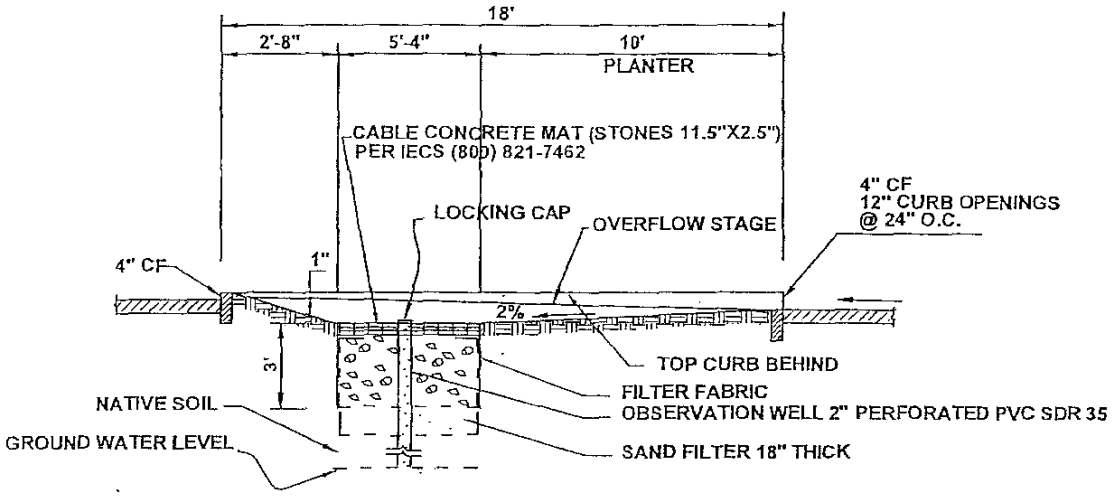


FIGURE 2

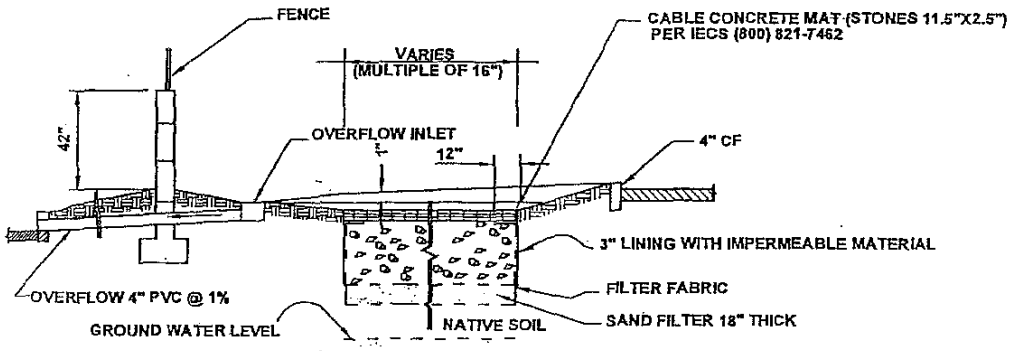
Infiltration Trench Configuration (Section A-A)



SECTION A-A
NTS

FIGURE 3

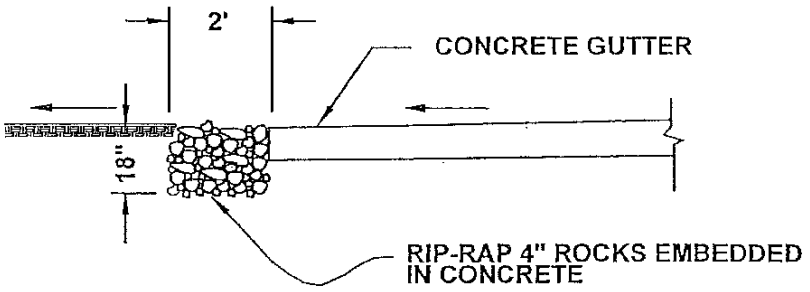
Infiltration Trench Configuration (Section B-B)



SECTION B-B
NTS

FIGURE 4

Infiltration Trench Configuration (Section C-C)



SECTION C-C
NTS

FIGURE 5

Example Infiltration Trench

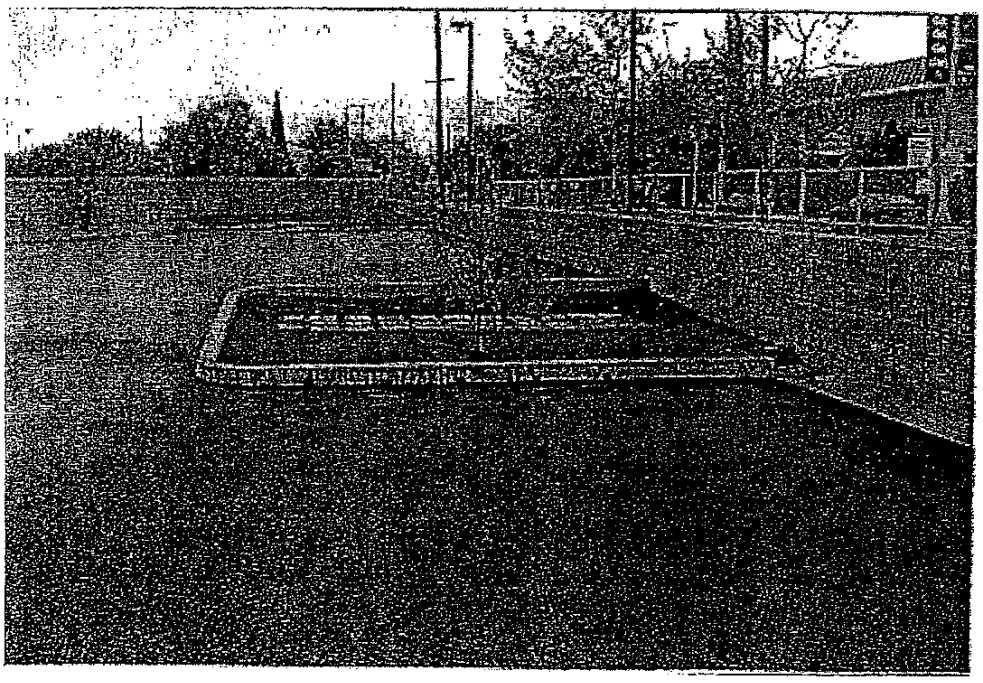
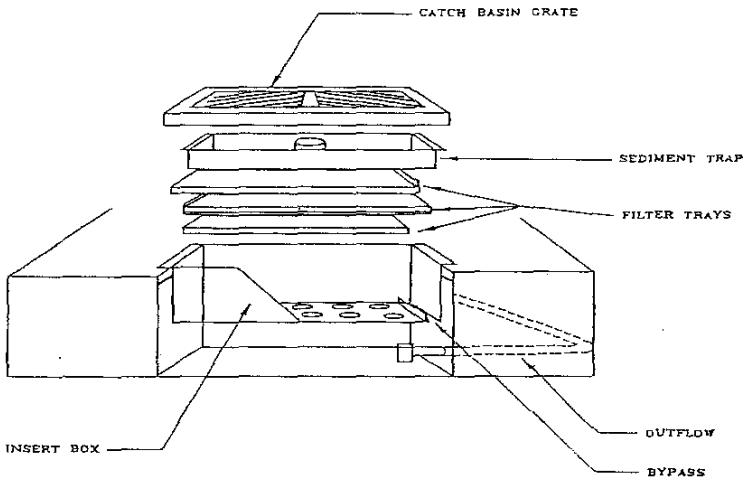


FIGURE 6

Example Catch Basin Insert



CATCH BASIN INSERT

- The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

XIII b1. Public Services (Police General)

- Environmental impacts may result from project implementation due to the location of the project in an area having marginal police services. However, this potential impact will be mitigated to a level of insignificance by the following measure:
- The plans shall incorporate the design guidelines relative to security, semi-public and private spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed. Please refer to Design Out Crime Guidelines: Crime Prevention Through Environmental Design published by the Los Angeles Police Department's Crime Prevention Section (located at Parker Center, 150 N. Los Angeles Street, Room 818, Los Angeles, (213)485-3134. These measures shall be approved by the Police Department prior to the issuance of building permits.

XIII c1. Public Services (Schools)

- Environmental impacts may result from project implementation due to the location of the project in an area with insufficient school capacity. However, the potential impact will be mitigated to a level of insignificance by the following measure:
- The applicant shall pay school fees to the Los Angeles Unified School District to offset the impact of additional student enrollment at schools serving the project area.

XIII c2. Public Services (Schools)

- Environmental impacts may result from project implementation due to the close proximity of the project to a school. However, the potential impact will be mitigated to a level of insignificance by the following measures:
- The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
- Haul route scheduling shall be sequenced to minimize conflicts with pedestrians, school buses and cars at the arrival and dismissal times of the school day. Haul route trucks shall not be routed past the school during periods when school is in session especially when students are arriving or departing from the campus.
- There shall be no staging or parking of construction vehicles, including vehicles to transport workers on any of the streets adjacent to the school.
- Due to noise impacts on the schools, no construction vehicles or haul trucks shall be staged or idled on these streets during school hours.
- Fences shall be constructed around the site to minimize trespassing, vandalism, short-cut attractions and attractive nuisances.
- The developer and contractors shall maintain ongoing contact with administrator of North Hollywood Senior High School. The administrative offices shall be contacted when demolition, grading and construction activity begin on the project site so that students and their parents will know when such activities are to occur. The developer shall obtain school walk and bus routes to the schools from either the administrators or from the LAUSD's Transportation Branch (323)342-1400 and guarantee that safe and convenient pedestrian and bus routes to the school be maintained. The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.

XIII e. Public Services (Street Improvements Not Required By DOT)

- Environmental impacts may result from project implementation due to the deterioration of street quality from increased traffic generation. However, the potential impact will be mitigated to a level of insignificance by the following measure:
- The project shall comply with the Bureau of Engineering's requirements for street dedications and improvements that will reduce traffic impacts in direct portion to those caused by the proposed project's implementation.

XV a1. Increased Vehicle Trips/Congestion

- An adverse impact may result from the project's traffic generation. An investigation and analysis conducted by the Department of Transportation has identified significant project-related traffic impacts which can be mitigated to an acceptable level by the following measure:

- Implementing measure(s) detailed in said Department's communication to the Planning Department dated January 12, 2009, and attached shall be complied with. Such report and mitigation measure(s) are incorporated herein by reference.

XV e. Inadequate Emergency Access

- Environmental impacts may result from project implementation due to inadequate emergency access. However, these impacts can be mitigated to a level of insignificance by the following measure:
- The applicant shall submit a parking and driveway plan to the Bureau of Engineering and the Department of Transportation for approval that provides code-required emergency access.

XVI d. Utilities (Local or Regional Water Supplies)

- Environmental impacts may result from project implementation due to the cumulative increase in demand on the City's water supplies. However, this potential impact will be mitigated to a level of insignificance by the following measures:
- The project shall comply with Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance (e.g, use drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray, set automatic sprinkler systems to irrigate during the early morning or evening hours to minimize water loss due to evaporation, and water less in the cooler months and during the rainy season).
- If conditions dictate, the Department of Water and Power may postpone new water connections for this project until water supply capacity is adequate.
- **(All New Construction, Commercial/Industrial Remodel, Condominium Conversions, and Adaptive Reuse)**
  Unless otherwise required, and to the satisfaction of the Department of Building and Safety, the applicant shall install:

  a. High-efficiency toilets (maximum 1.28 gpf), including dual-flush water closets, and high-efficiency urinals (maximum 0.5 gpf), including no-flush or waterless urinals, in all restrooms as appropriate. Rebates may be offered through the Los Angeles Department of Water and Power to offset portions of the costs of these installations.
  b. Restroom faucets with a maximum flow rate of 1.5 gallons per minute.

  Single-pass cooling equipment shall be strictly prohibited from use. Prohibition of such equipment shall be indicated on the building plans and incorporated into tenant lease agreements. (Single-pass cooling refers to the use of potable water to extract heat from process equipment, e.g. vacuum pump, ice machines, by passing the water through equipment and discharging the heated water to the sanitary wastewater system.)
- **(All New Residential, Condominium Conversions, and Adaptive Reuse)**
  Unless otherwise required, and to the satisfaction of the Department of Building and Safety, the applicant shall:

  a. Install a demand (tankless or instantaneous) water heater system sufficient to serve the anticipated needs of the dwelling(s).
  b. Install no more than one showerhead per shower stall, having a flow rate no greater than 2.0 gallons per minute.
  c. Install and utilize only high-efficiency clothes washers (water factor of 6.0 or less) in the project, if proposed to be provided in either individual units and/or in a common laundry room(s). If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance. Rebates may be offered through the Los Angeles Department of Water and Power to offset portions of the costs of these installations.
  d. Install and utilize only high-efficiency Energy Star-rated dishwashers in the project, if proposed to be provided. If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.
- **(Landscaping)**
  In addition to the requirements of the Landscape Ordinance, the landscape plan shall incorporate the following:

  a. Weather-based irrigation controller with rain shutoff;
  b. Matched precipitation (flow) rates for sprinkler heads;
  c. Drip/microspray/subsurface irrigation where appropriate;
  d. Minimum irrigation system distribution uniformity of 75 percent;
  e. Proper hydro-zoning, turf minimization and use of native/drought tolerant plan materials; and
  f. Use of landscape contouring to minimize precipitation runoff.
  g. A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for irrigated landscape areas totaling 5,000 sf. and greater, to the satisfaction of the Department of Building and Safety.

XVI f. Utilities (Solid Waste)

- Environmental impacts may result from project implementation due to the creation of additional solid waste. However, this potential impact will be mitigated to a level of insignificance by the following measure:
- Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. These bins shall be emptied and recycled accordingly as a part of the project's regular solid waste disposal program.
- Prior to the issuance of any demolition or construction permit, the applicant shall provide a copy of the receipt or contract from a waste disposal company providing services to the project, specifying recycled waste service(s), to the satisfaction of the Department of Building and Safety. The demolition and construction contractor(s) shall only contract for waste disposal services with a company that recycles demolition and/or construction-related wastes.
- To facilitate onsite separation and recycling of demolition and construction-related wastes, the contractor(s) shall provide temporary waste separation bins onsite during demolition and construction. These bins shall be emptied and recycled accordingly as a part of the project's regular solid waste disposal program.

XVII d. End

- The conditions outlined in this proposed mitigated negative declaration which are not already required by law shall be required as condition(s) of approval by the decision-making body except as noted on the face page of this document.
- Therefore, it is concluded that no significant impacts are apparent which might result from this project's implementation.

CITY OF LOS ANGELES

OFFICE OF THE CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

INITIAL STUDY
and CHECKLIST

(CEQA Guidelines Section 15063)

LEAD CITY AGENCY: LOS ANGELES CITY PLANNING DEPARTMENT	**COUNCIL DISTRICT:** CD 2 - WENDY GREUEL	**DATE:** 01/29/2009
RESPONSIBLE AGENCIES: DEPARTMENT OF CITY PLANNING		
ENVIRONMENTAL CASE: ENV-2008-1179-MND	**RELATED CASES:** DIR-2008-1178-SPP-SPR-DB	
PREVIOUS ACTIONS CASE NO.:	☐ Does have significant changes from previous actions. ✓ Does NOT have significant changes from previous actions.	
PROJECT DESCRIPTION: NEW 146-UNIT APARTMENT BUILDING INCLUDING 37 DENSITY BONUS UNITS.		
ENV PROJECT DESCRIPTION: PROJECT PERMIT COMPLIANCE FOR COMPLAINCE WITH THE VALLEY VILLAGE SPECIFIC PLAN; DENSITY BONUS TO PERMIT 146 DWELLING UNITS IN LIEU OF 109 ALLOWED ON R3-1/R-4 ZONE AND FLOOR AREA RATIO OF 4:1 IN LIEU OF 3:1 AND HEIGHT OF 48.5-FEET IN LIEU OF 36-FEET; SITE PLAN REVIEW ALL IN CONJUNCTION WITH A NEW 146-UNIT, 154,908 SQUARE-FOOT RESIDENTIAL APARTMENT PROJECT WITH 266 PARKING SPACES ON A 59,450 SQUARE-FOOT LOT DEVELOPED WITH A 51-UNIT APARTMENT WITHIN TWO STRUCTURES IN THE R3-1 AND R4-1 ZONES. REMOVAL OF TREES.		
ENVIRONMENTAL SETTINGS: THE PROJECT SITE IS A FLAT, IRRECTANGULAR-SHAPED, INTERIOR, PARCEL OF LAND CONSISTING OF TWO LOTS WITH AN APPROXIMATE 200 FOOT FRONTAGE ON THE NORTHERLY SIDE OF MAGNOLIA BOULEVARD. THE SITE IS WITHIN THE NORTH HOLLYWOOD-VALLEY VILLAGE COMMUNITY PLAN AREA, IS WITHIN 50 FEET OF NORTH HOLLYWOOD SENIOR HIGH SCHOOL, LIQUEFACTION AREA, FLOOD ZONE C, AND LOCATED 3.92 FROM THE NEAREST KNOWN FAULT. SURROUNDING USES MULTI-UNIT RESIDENTIAL IN THE R3-1 AND [Q]R3-1 ZONES.		
PROJECT LOCATION: 11933 WEST MAGNOLIA BOULEVARD; NORTH HOLLYWOOD-VALLEY VILLAGE, 91607		

COMMUNITY PLAN AREA: NORTH HOLLYWOOD - VALLEY VILLAGE **STATUS:** ✓ Does Conform to Plan ☐ Does NOT Conform to Plan	**AREA PLANNING COMMISSION:** SOUTH VALLEY	**CERTIFIED NEIGHBORHOOD COUNCIL:** VALLEY VILLAGE
EXISTING ZONING: R3-1|R4-1	**MAX. DENSITY/INTENSITY ALLOWED BY ZONING:**	**LA River Adjacent:** NO
GENERAL PLAN LAND USE: MEDIUM RESIDENTIAL|HIGH MEDIUM RESIDENTIAL	**MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION:**	
	PROPOSED PROJECT DENSITY:	

Determination (To Be Completed By 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.

Signature	Title	Phone
	CITY PLANNING ASSISTANT	(213) 978-1356

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 that 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 Section XVII, "Earlier Analysis," 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.

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.

✓ AESTHETICS	✓ HAZARDS AND HAZARDOUS MATERIALS	✓ PUBLIC SERVICES
☐ AGRICULTURAL RESOURCES	✓ HYDROLOGY AND WATER QUALITY	☐ RECREATION
✓ AIR QUALITY	✓ LAND USE AND PLANNING	✓ TRANSPORTATION/CIRCULATION
✓ BIOLOGICAL RESOURCES	☐ MINERAL RESOURCES	✓ UTILITIES
☐ CULTURAL RESOURCES	✓ NOISE	☐ MANDATORY FINDINGS OF SIGNIFICANCE
✓ GEOLOGY AND SOILS	✓ POPULATION AND HOUSING	

INITIAL STUDY CHECKLIST (To be completed by the Lead City Agency)

Background

PROPONENT NAME:
11933 MAGNOLIA VENTURES LLC

PHONE NUMBER:
(818) 787-2771

APPLICANT ADDRESS:
15235 BURBANK BOULEVARD, SUITE C
VAN NUYS, CA 91411

AGENCY REQUIRING CHECKLIST:
DEPARTMENT OF CITY PLANNING

DATE SUBMITTED:
03/27/2008

PROPOSAL NAME (if Applicable):

		Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
I. AESTHETICS					
a.	HAVE A SUBSTANTIAL ADVERSE EFFECT ON A SCENIC VISTA?				✓
b.	SUBSTANTIALLY DAMAGE SCENIC RESOURCES, INCLUDING, BUT NOT LIMITED TO, TREES, ROCK OUTCROPPINGS, AND HISTORIC BUILDINGS, OR OTHER LOCALLY RECOGNIZED DESIRABLE AESTHETIC NATURAL FEATURE WITHIN A CITY-DESIGNATED SCENIC HIGHWAY?				✓
c.	SUBSTANTIALLY DEGRADE THE EXISTING VISUAL CHARACTER OR QUALITY OF THE SITE AND ITS SURROUNDINGS?		✓		
d.	CREATE A NEW SOURCE OF SUBSTANTIAL LIGHT OR GLARE WHICH WOULD ADVERSELY AFFECT DAY OR NIGHTTIME VIEWS IN THE AREA?		✓		
II. AGRICULTURAL RESOURCES					
a.	CONVERT PRIME FARMLAND, UNIQUE FARMLAND, OR FARMLAND OF STATEWIDE IMPORTANCE, AS SHOWN ON THE MAPS PREPARED PURSUANT TO THE FARMLAND MAPPING AND MONITORING PROGRAM OF THE CALIFORNIA RESOURCES AGENCY, TO NON-AGRICULTURAL USE?				✓
b.	CONFLICT THE EXISTING ZONING FOR AGRICULTURAL USE, OR A WILLIAMSON ACT CONTRACT?				✓
c.	INVOLVE OTHER CHANGES IN THE EXISTING ENVIRONMENT WHICH, DUE TO THEIR LOCATION OR NATURE, COULD RESULT IN CONVERSION OF FARMLAND, TO NON-AGRICULTURAL USE?				✓
III. AIR QUALITY					
a.	CONFLICT WITH OR OBSTRUCT IMPLEMENTATION OF THE SCAQMD OR CONGESTION MANAGEMENT PLAN?			✓	
b.	VIOLATE ANY AIR QUALITY STANDARD OR CONTRIBUTE SUBSTANTIALLY TO AN EXISTING OR PROJECTED AIR QUALITY VIOLATION?		✓		
c.	RESULT IN A CUMULATIVELY CONSIDERABLE NET INCREASE OF ANY CRITERIA POLLUTANT FOR WHICH THE AIR BASIN IS NON-ATTAINMENT (OZONE, CARBON MONOXIDE, & PM 10) UNDER AN APPLICABLE FEDERAL OR STATE AMBIENT AIR QUALITY STANDARD?			✓	
d.	EXPOSE SENSITIVE RECEPTORS TO SUBSTANTIAL POLLUTANT CONCENTRATIONS?			✓	
e.	CREATE OBJECTIONABLE ODORS AFFECTING A SUBSTANTIAL NUMBER OF PEOPLE?				✓
IV. BIOLOGICAL RESOURCES					
a.	HAVE A SUBSTANTIAL ADVERSE EFFECT, EITHER DIRECTLY OR THROUGH HABITAT MODIFICATION, ON ANY SPECIES IDENTIFIED AS A CANDIDATE, SENSITIVE, OR SPECIAL STATUS SPECIES IN LOCAL OR REGIONAL PLANS, POLICIES, OR REGULATIONS BY THE CALIFORNIA DEPARTMENT OF FISH AND GAME OR U.S. FISH AND WILDLIFE SERVICE ?				✓
b.	HAVE A SUBSTANTIAL ADVERSE EFFECT ON ANY RIPARIAN HABITAT OR OTHER SENSITIVE NATURAL COMMUNITY IDENTIFIED IN THE CITY OR REGIONAL PLANS, POLICIES, REGULATIONS BY THE CALIFORNIA DEPARTMENT OF FISH AND GAME OR U.S. FISH AND WILDLIFE SERVICE ?				✓
c.	HAVE A SUBSTANTIAL ADVERSE EFFECT ON FEDERALLY PROTECTED WETLANDS AS DEFINED BY SECTION 404 OF THE CLEAN WATER ACT (INCLUDING, BUT NOT LIMITED TO, MARSH VERNAL POOL, COASTAL, ETC.) THROUGH DIRECT REMOVAL, FILLING, HYDROLOGICAL INTERRUPTION, OR OTHER MEANS?				✓
d.	INTERFERE SUBSTANTIALLY WITH THE MOVEMENT OF ANY NATIVE RESIDENT OR MIGRATORY FISH OR WILDLIFE SPECIES OR WITH ESTABLISHED NATIVE RESIDENT OR MIGRATORY WILDLIFE CORRIDORS, OR IMPEDE THE USE OF NATIVE WILDLIFE NURSERY SITES?				✓

		Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
e.	CONFLICT WITH ANY LOCAL POLICIES OR ORDINANCES PROTECTING BIOLOGICAL RESOURCES, SUCH AS TREE PRESERVATION POLICY OR ORDINANCE (E.G., OAK TREES OR CALIFORNIA WALNUT WOODLANDS)?		✓		
f.	CONFLICT WITH THE PROVISIONS OF AN ADOPTED HABITAT CONSERVATION PLAN, NATURAL COMMUNITY CONSERVATION PLAN, OR OTHER APPROVED LOCAL, REGIONAL, OR STATE HABITAT CONSERVATION PLAN?				✓
V.	CULTURAL RESOURCES				
a.	CAUSE A SUBSTANTIAL ADVERSE CHANGE IN SIGNIFICANCE OF A HISTORICAL RESOURCE AS DEFINED IN STATE CEQA 15064.5?				✓
b.	CAUSE A SUBSTANTIAL ADVERSE CHANGE IN SIGNIFICANCE OF AN ARCHAEOLOGICAL RESOURCE PURSUANT TO STATE CEQA 15064.5?			✓	
c.	DIRECTLY OR INDIRECTLY DESTROY A UNIQUE PALEONTOLOGICAL RESOURCE OR SITE OR UNIQUE GEOLOGIC FEATURE?			✓	
d.	DISTURB ANY HUMAN REMAINS, INCLUDING THOSE INTERRED OUTSIDE OF FORMAL CEMETERIES?				✓
VI.	GEOLOGY AND SOILS				
a.	EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING : RUPTURE OF A KNOWN EARTHQUAKE FAULT, AS DELINEATED ON THE MOST RECENT ALQUIST-PRIOLO EARTHQUAKE FAULT ZONING MAP ISSUED BY THE STATE GEOLOGIST FOR THE AREA OR BASED ON OTHER SUBSTANTIAL EVIDENCE OF A KNOWN FAULT? REFER TO DIVISION OF MINES AND GEOLOGY SPECIAL PUBLICATION 42.				✓
b.	EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING : STRONG SEISMIC GROUND SHAKING?		✓		
c.	EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING : SEISMIC-RELATED GROUND FAILURE, INCLUDING LIQUEFACTION?		✓		
d.	EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING : LANDSLIDES?				✓
e.	RESULT IN SUBSTANTIAL SOIL EROSION OR THE LOSS OF TOPSOIL?		✓		
f.	BE LOCATED ON A GEOLOGIC UNIT OR SOIL THAT IS UNSTABLE, OR THAT WOULD BECOME UNSTABLE AS A RESULT OF THE PROJECT, AND POTENTIAL RESULT IN ON- OR OFF-SITE LANDSLIDE, LATERAL SPREADING, SUBSIDENCE, LIQUEFACTION, OR COLLAPSE?		✓		
g.	BE LOCATED ON EXPANSIVE SOIL, AS DEFINED IN TABLE 18-1-B OF THE UNIFORM BUILDING CODE (1994), CREATING SUBSTANTIAL RISKS TO LIFE OR PROPERTY?				✓
h.	HAVE SOILS INCAPABLE OF ADEQUATELY SUPPORTING THE USE OF SEPTIC TANKS OR ALTERNATIVE WASTE WATER DISPOSAL SYSTEMS WHERE SEWERS ARE NOT AVAILABLE FOR THE DISPOSAL OF WASTE WATER?				✓
VII.	HAZARDS AND HAZARDOUS MATERIALS				
a.	CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT THROUGH THE ROUTINE TRANSPORT, USE, OR DISPOSAL OF HAZARDOUS MATERIALS?				✓
b.	CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT THROUGH REASONABLY FORESEEABLE UPSET AND ACCIDENT CONDITIONS INVOLVING THE RELEASE OF HAZARDOUS MATERIALS INTO THE ENVIRONMENT?		✓		

		Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
c.	EMIT HAZARDOUS EMISSIONS OR HANDLE HAZARDOUS OR ACUTELY HAZARDOUS MATERIALS, SUBSTANCES, OR WASTE WITHIN ONE-QUARTER MILE OF AN EXISTING OR PROPOSED SCHOOL?				✓
d.	BE LOCATED ON A SITE WHICH IS INCLUDED ON A LIST OF HAZARDOUS MATERIALS SITES COMPILED PURSUANT TO GOVERNMENT CODE SECTION 65962.5 AND, AS A RESULT, WOULD IT CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT?				✓
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 FOR PEOPLE RESIDING OR WORKING IN THE PROJECT AREA?				✓
f.	FOR A PROJECT WITHIN THE VICINITY OF A PRIVATE AIRSTRIP, WOULD THE PROJECT RESULT IN A SAFETY HAZARD FOR THE PEOPLE RESIDING OR WORKING IN THE AREA?				✓
g.	IMPAIR IMPLEMENTATION OF OR PHYSICALLY INTERFERE WITH AN ADOPTED EMERGENCY RESPONSE PLAN OR EMERGENCY EVACUATION PLAN?				✓
h.	EXPOSE PEOPLE OR STRUCTURES TO A SIGNIFICANT RISK OF LOSS, INJURY OR DEATH INVOLVING WILDLAND FIRES, INCLUDING WHERE WILDLANDS ARE ADJACENT TO URBANIZED AREAS OR WHERE RESIDENCES ARE INTERMIXED WITH WILDLANDS?				✓
VIII.	**HYDROLOGY AND WATER QUALITY**				
a.	VIOLATE ANY WATER QUALITY STANDARDS OR WASTE DISCHARGE REQUIREMENTS?			✓	
b.	SUBSTANTIALLY DEPLETE GROUNDWATER SUPPLIES OR INTERFERE WITH GROUNDWATER RECHARGE SUCH THAT THERE WOULD BE A NET DEFICIT IN AQUIFER VOLUME OR A LOWERING OF THE LOCAL GROUNDWATER TABLE LEVEL (E.G., THE PRODUCTION RATE OF PRE-EXISTING NEARBY WELLS WOULD DROP TO A LEVEL WHICH WOULD NOT SUPPORT EXISTING LAND USES OR PLANNED LAND USES FOR WHICH PERMITS HAVE BEEN GRANTED)?				✓
c.	SUBSTANTIALLY ALTER THE EXISTING DRAINAGE PATTERN OF THE SITE OR AREA, INCLUDING THROUGH THE ALTERATION OF THE COURSE OF A STREAM OR RIVER, IN A MANNER WHICH WOULD RESULT IN SUBSTANTIAL EROSION OR SILTATION ON- OR OFF-SITE?				✓
d.	SUBSTANTIALLY ALTER THE EXISTING DRAINAGE PATTERN OF THE SITE OR AREA, INCLUDING THROUGH THE ALTERATION OF THE COURSE OF A STREAM OR RIVER, OR SUBSTANTIALLY INCREASE THE RATE OR AMOUNT OF SURFACE RUNOFF IN AN MANNER WHICH WOULD RESULT IN FLOODING ON- OR OFF SITE?			✓	
e.	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?			✓	
f.	OTHERWISE SUBSTANTIALLY DEGRADE WATER QUALITY?		✓		
g.	PLACE HOUSING WITHIN A 100-YEAR FLOOD PLAIN AS MAPPED ON FEDERAL FLOOD HAZARD BOUNDARY OR FLOOD INSURANCE RATE MAP OR OTHER FLOOD HAZARD DELINEATION MAP?				✓
h.	PLACE WITHIN A 100-YEAR FLOOD PLAIN STRUCTURES WHICH WOULD IMPEDE OR REDIRECT FLOOD FLOWS?				✓
i.	EXPOSE PEOPLE OR STRUCTURES TO A SIGNIFICANT RISK OF LOSS, INJURY OR DEATH INVOLVING FLOODING, INCLUDING FLOODING AS A RESULT OF THE FAILURE OF A LEVEE OR DAM?				✓
j.	INUNDATION BY SEICHE, TSUNAMI, OR MUDFLOW?				✓
IX.	**LAND USE AND PLANNING**				
a.	PHYSICALLY DIVIDE AN ESTABLISHED COMMUNITY?				✓

		Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
b.	CONFLICT WITH APPLICABLE LAND USE PLAN, POLICY OR REGULATION OF AN AGENCY WITH JURISDICTION OVER THE PROJECT (INCLUDING BUT NOT LIMITED TO THE GENERAL PLAN, SPECIFIC PLAN, COASTAL PROGRAM, OR ZONING ORDINANCE) ADOPTED FOR THE PURPOSE OF AVOIDING OR MITIGATING AN ENVIRONMENTAL EFFECT?		✓		
c.	CONFLICT WITH ANY APPLICABLE HABITAT CONSERVATION PLAN OR NATURAL COMMUNITY CONSERVATION PLAN?				✓
X. MINERAL RESOURCES					
a.	RESULT IN THE LOSS OF AVAILABILITY OF A KNOWN MINERAL RESOURCE THAT WOULD BE OF VALUE TO THE REGION AND THE RESIDENTS OF THE STATE?				✓
b.	RESULT IN THE LOSS OF AVAILABILITY OF A LOCALLY-IMPORTANT MINERAL RESOURCE RECOVERY SITE DELINEATED ON A LOCAL GENERAL PLAN, SPECIFIC PLAN, OR OTHER LAND USE PLAN?				✓
XI. NOISE					
a.	EXPOSURE OF PERSONS TO OR GENERATION OF NOISE IN LEVEL IN EXCESS OF STANDARDS ESTABLISHED IN THE LOCAL GENERAL PLAN OR NOISE ORDINANCE, OR APPLICABLE STANDARDS OF OTHER AGENCIES?		✓		
b.	EXPOSURE OF PEOPLE TO OR GENERATION OF EXCESSIVE GROUNDBORNE VIBRATION OR GROUNDBORNE NOISE LEVELS?				✓
c.	A SUBSTANTIAL PERMANENT INCREASE IN AMBIENT NOISE LEVELS IN THE PROJECT VICINITY ABOVE LEVELS EXISTING WITHOUT THE PROJECT?		✓		
d.	A SUBSTANTIAL TEMPORARY OR PERIODIC INCREASE IN AMBIENT NOISE LEVELS IN THE PROJECT VICINITY ABOVE LEVELS EXISTING WITHOUT THE PROJECT?		✓		
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 EXPOSE PEOPLE RESIDING OR WORKING IN THE PROJECT AREA TO EXCESSIVE NOISE LEVELS?		✓		
f.	FOR A PROJECT WITHIN THE VICINITY OF A PRIVATE AIRSTRIP, WOULD THE PROJECT EXPOSE PEOPLE RESIDING OR WORKING IN THE PROJECT AREA TO EXCESSIVE NOISE LEVELS?				✓
XII. POPULATION AND HOUSING					
a.	INDUCE SUBSTANTIAL 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)?			✓	
b.	DISPLACE SUBSTANTIAL NUMBERS OF EXISTING HOUSING NECESSITATING THE CONSTRUCTION OF REPLACEMENT HOUSING ELSEWHERE?			✓	
c.	DISPLACE SUBSTANTIAL NUMBERS OF PEOPLE NECESSITATING THE CONSTRUCTION OF REPLACEMENT HOUSING ELSEWHERE?		✓		
XIII. PUBLIC SERVICES					
a.	FIRE PROTECTION?		✓		
b.	POLICE PROTECTION?		✓		
c.	SCHOOLS?		✓		
d.	PARKS?			✓	
e.	OTHER GOVERNMENTAL SERVICES (INCLUDING ROADS)?		✓		
XIV. RECREATION					

		Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
a.	WOULD THE PROJECT INCREASE THE USE OF EXISTING NEIGHBORHOOD AND REGIONAL PARKS OR OTHER RECREATIONAL FACILITIES SUCH THAT SUBSTANTIAL PHYSICAL DETERIORATION OF THE FACILITY WOULD OCCUR OR BE ACCELERATED?			✓	
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?				✓
XV. TRANSPORTATION/CIRCULATION					
a.	CAUSE AN INCREASE IN TRAFFIC WHICH IS SUBSTANTIAL IN RELATION TO THE EXISTING TRAFFIC LOAD AND CAPACITY OF THE STREET SYSTEM (I.E., RESULT IN A SUBSTANTIAL INCREASE IN EITHER THE NUMBER OF VEHICLE TRIPS, THE VOLUME TO RATIO CAPACITY ON ROADS, OR CONGESTION AT INTERSECTIONS)?		✓		
b.	EXCEED, EITHER INDIVIDUALLY OR CUMULATIVELY, A LEVEL OF SERVICE STANDARD ESTABLISHED BY THE COUNTY CONGESTION MANAGEMENT AGENCY FOR DESIGNATED ROADS OR HIGHWAYS?			✓	
c.	RESULT IN A CHANGE IN AIR TRAFFIC PATTERNS, INCLUDING EITHER AN INCREASE IN TRAFFIC LEVELS OR A CHANGE IN LOCATION THAT RESULTS IN SUBSTANTIAL SAFETY RISKS?				✓
d.	SUBSTANTIALLY INCREASE HAZARDS TO A DESIGN FEATURE (E.G., SHARP CURVES OR DANGEROUS INTERSECTIONS) OR INCOMPATIBLE USES (E.G., FARM EQUIPMENT)?			✓	
e.	RESULT IN INADEQUATE EMERGENCY ACCESS?		✓		
f.	RESULT IN INADEQUATE PARKING CAPACITY?				✓
g.	CONFLICT WITH ADOPTED POLICIES, PLANS, OR PROGRAMS SUPPORTING ALTERNATIVE TRANSPORTATION (E.G., BUS TURNOUTS, BICYCLE RACKS)?			✓	
XVI. UTILITIES					
a.	EXCEED WASTEWATER TREATMENT REQUIREMENTS OF THE APPLICABLE REGIONAL WATER QUALITY CONTROL BOARD?				✓
b.	REQUIRE OR RESULT IN THE CONSTRUCTION OF NEW WATER OR WASTEWATER TREATMENT FACILITIES OR EXPANSION OF EXISTING FACILITIES, THE CONSTRUCTION OF WHICH COULD CAUSE SIGNIFICANT ENVIRONMENTAL EFFECTS?				✓
c.	REQUIRE OR RESULT IN THE CONSTRUCTION OF NEW STORMWATER DRAINAGE FACILITIES OR EXPANSION OF EXISTING FACILITIES, THE CONSTRUCTION OF WHICH COULD CAUSE SIGNIFICANT ENVIRONMENTAL EFFECTS?				✓
d.	HAVE SUFFICIENT WATER SUPPLIES AVAILABLE TO SERVE THE PROJECT FROM EXISTING ENTITLEMENTS AND RESOURCE, OR ARE NEW OR EXPANDED ENTITLEMENTS NEEDED?		✓		
e.	RESULT IN A DETERMINATION BY THE WASTEWATER TREATMENT PROVIDER WHICH SERVES OR MAY SERVE THE PROJECT THAT IT HAS ADEQUATE CAPACITY TO SERVE THE PROJECTS PROJECTED DEMAND IN ADDITION TO THE PROVIDERS				✓
f.	BE SERVED BY A LANDFILL WITH SUFFICIENT PERMITTED CAPACITY TO ACCOMMODATE THE PROJECTS SOLID WASTE DISPOSAL NEEDS?				✓
g.	COMPLY WITH FEDERAL, STATE, AND LOCAL STATUTES AND REGULATIONS RELATED TO SOLID WASTE?		✓		
XVII. MANDATORY FINDINGS OF SIGNIFICANCE					
a.	DOES THE PROJECT HAVE THE POTENTIAL TO 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 ELIMINATE IMPORTANT EXAMPLES OF THE			✓	

		Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
	MAJOR PERIODS OF CALIFORNIA HISTORY OR PREHISTORY?				
b.	DOES THE PROJECT HAVE IMPACTS WHICH ARE INDIVIDUALLY LIMITED, BUT CUMULATIVELY CONSIDERABLE? (CUMULATIVELY CONSIDERABLE MEANS THAT THE INCREMENTAL EFFECTS OF AN INDIVIDUAL 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).			✓	
c.	DOES THE PROJECT HAVE ENVIRONMENTAL EFFECTS WHICH CAUSE SUBSTANTIAL ADVERSE EFFECTS ON HUMAN BEINGS, EITHER DIRECTLY OR INDIRECTLY?			✓	

DISCUSSION OF THE ENVIRONMENTAL EVALUATION (Attach additional sheets if necessary)

The Environmental Impact Assessment includes the use of official City of Los Angeles and other government source reference materials related to various environmental impact categories (e.g., Hydrology, Air Quality, Biology, Cultural Resources, etc.). The State of California, Department of Conservation, Division of Mines and Geology - Seismic Hazard Maps and reports, are used to identify potential future significant seismic events; including probable magnitudes, liquefaction, and landslide hazards. Based on applicant information provided in the Master Land Use Application and Environmental Assessment Form, impact evaluations were based on stated facts contained therein, including but not limited to, reference materials indicated above, field investigation of the project site, and any other reliable reference materials known at the time.

Project specific impacts were evaluated based on all relevant facts indicated in the Environmental Assessment Form and expressed through the applicant's project description and supportive materials. Both the Initial Study Checklist and Checklist Explanations, in conjunction with the City of Los Angeles's Adopted Thresholds Guide and CEQA Guidelines, were used to reach reasonable conclusions on environmental impacts as mandated under the California Environmental Quality Act (CEQA).

The project as identified in the project description may cause potentially significant impacts on the environment without mitigation. Therefore, this environmental analysis concludes that a Mitigated Negative Declaration shall be issued to avoid and mitigate all potential adverse impacts on the environment by the imposition of mitigation measures and/or conditions contained and expressed in this document; the environmental case file known as **ENV-2008-1179-MND** and the associated case(s), **DIR-2008-1178-SPP-SPR-DB DIR-2008-1178-SPP-SPR-DB**. Finally, based on the fact that these impacts can be feasibly mitigated to less than significant, and based on the findings and thresholds for Mandatory Findings of Significance as described in the California Environmental Quality Act, section 15065, the overall project impact(s) on the environment (after mitigation) **will not:**

- Substantially degrade environmental quality.
- Substantially reduce fish or wildlife habitat.
- Cause a fish or wildlife habitat to drop below self sustaining levels.
- Threaten to eliminate a plant or animal community.
- Reduce number, or restrict range of a rare, threatened, or endangered species.
- Eliminate important examples of major periods of California history or prehistory.
- Achieve short-term goals to the disadvantage of long-term goals.
- Result in environmental effects that are individually limited but cumulatively considerable.
- Result in environmental effects that will cause substantial adverse effects on human beings.

ADDITIONAL INFORMATION:

All supporting documents and references are contained in the Environmental Case File referenced above and may be viewed in the EIR Unit, Room 763, City Hall.

For City information, addresses and phone numbers: visit the City's website at http://www.lacity.org ; City Planning - and Zoning Information Mapping Automated System (ZIMAS) cityplanning.lacity.org/ or EIR Unit, City Hall, 200 N Spring Street, Room 763. Seismic Hazard Maps - http://gmw.consrv.ca.gov/shmp/
Engineering/Infrastructure/Topographic Maps/Parcel Information - http://boemaps.eng.ci.la.ca.us/index01.htm or
City's main website under the heading "Navigate LA".

PREPARED BY:	TITLE:	TELEPHONE NO.:	DATE:
ANITA BIZZELL	CITY PLANNING ASSISTANT	(213) 978-1356	03/20/2009

	Impact?	Explanation	Mitigation Measures

APPENDIX A: ENVIRONMENTAL IMPACTS EXPLANATION TABLE

I. AESTHETICS			
a.	NO IMPACT	NO SCENIC VISTA HAS BEEN DESIGNATED FOR THIS AREA.	
b.	NO IMPACT	THE SITE DOES NOT CONTAIN ANY SCENIC RESOURCES.	
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	**ATTRACTIVE LANDSCAPING MUST BE INCORPORATED INTO THE FINAL DESIGN AND CONSTRUCTION. TEMPORARY CONSTRUCTION IMPACTS AFFECTING AESTHETICS WILL EXIST. GENERAL UPKEEP AND MAINTENANCE DURING THIS TIME PERIOD IS REQUIRED TO MINIMIZE IMPACTS.**	**I b2, I b4, I b7**
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	**EXTERIOR LIGHTS ON THE BUILDING NEED TO BE SHEILDED DOWNWARD TO MITIGATE THE AESTHETIC IMPACTS TO A LESS THAN SIGNIFICANT LEVEL.**	**I c1**
II. AGRICULTURAL RESOURCES			
a.	NO IMPACT	THE SITE IS LOCATED IN AN DEVELOPED RESIDENTIAL NEIGHBORHOOD. THE PROPERTY DOES NOT CONTAIN ANY FARMLAND.	
b.	NO IMPACT	THE SITE IS LOCATED IN AN DEVELOPED RESIDENTIAL NEIGHBORHOOD. THE PROPERTY DOES NOT CONTAIN ANY FARMLAND.	
c.	NO IMPACT	THE SITE IS LOCATED IN AN DEVELOPED RESIDENTIAL NEIGHBORHOOD. THE PROPERTY DOES NOT CONTAIN ANY FARMLAND.	
III. AIR QUALITY			
a.	LESS THAN SIGNIFICANT IMPACT	THE PROPOSED PROJECT IS NOT ANTICIPATED TO CONFLICT WITH OR OBSTRUCT THE IMPLEMENTATION OF EITHER PLAN.	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	**AIR QUALITY IMPACTS WILL BE MITIGATED TO A LESS THAN SIGNIFICANT LEVEL BY THE PROPOSED MITIGATION MEASURES.**	**III d1 PLEASE SEE CONSTRUCTION MITIGATION MEASURES VI b2 AND VII b5**
c.	LESS THAN SIGNIFICANT IMPACT	THE IMPACTS RELATED TO CUMULATIVE NET INCREASES IN POLLUTANTS RELATIVE TO FEDERAL AND STATE STANDARDS ARE CONSIDERED LESS THAN SIGNIFICANT.	

	Impact?	Explanation	Mitigation Measures
d.	LESS THAN SIGNIFICANT IMPACT	THE CONSTRUCTION PHASE OF THE PROJECT IS LESS THAN A SIGNIFICANT IMPACT WITH THE IMPLEMENTATION OF THE MM IIId1 ABOVE.	
e.	NO IMPACT	THE PROPOSED PROJECT IS A RESIDENTIAL DEVELOPMENT. OBJECTIONABLE ODOR IS NOT ANTICIPATED.	
IV. BIOLOGICAL RESOURCES			
a.	NO IMPACT	THE SITE IS LOCATED IN A HIGHLY URBANIZED AREA; NO IMPACTS TO APPLICABLE SPECIES ARE ANTICIPATED.	
b.	NO IMPACT	THE SITE IS LOCATED IN A HIGHLY URBANIZED AREA; NO IMPACTS TO RIPARIAN HABITATS OR OTHER SENSITIVE NATURAL COMMUNITIES ARE ANTICIPATED.	
c.	NO IMPACT	THE SITE DOES NOT CONTAIN WETLANDS; NO IMPACT WOULD RESULT.	
d.	NO IMPACT	THE SITE IS LOCATED IN A HIGHLY URBANIZED AREA; NO IMPACTS TO APPLICABLE SPECIES ARE ANTICIPATED.	
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	**ON-SITE TREES WILL BE REMOVED AS PART OF THIS PROPOSED DEVELOPMENT. MITIGATION MEASURES SHALL BE APPLIED TO REDUCE ANY POTENTIAL IMPACTS TO LEVEL OF LESS THAN SIGNIFICANT.**	**IV d, IV f**
f.	NO IMPACT	NO IMPACTS TO ANY OF INDICATED PLANS ARE ANTICIPATED.	
V. CULTURAL RESOURCES			
a.	NO IMPACT	NO IMPACTS TO EXISTING HISTORIC RESOURCES ARE ANTICIPATED.	
b.	LESS THAN SIGNIFICANT IMPACT	NO IMPACTS TO ARCHEAOLOGICAL RESOURCES ARE ANTICIPATED.THE APPLICANT SHALL ABIDE BY CURRENT LAW IF ARCHEAOLOGICAL RESOURCES IS DISCOVERED DURING CONSTRUCTION.	
c.	LESS THAN SIGNIFICANT IMPACT	NO IMPACTS TO PALEONTOLOGICAL RESOURCES ARE ANTICIPATED. THE APPLICANT SHALL ABIDE BY CURRENT LAW IF A PALEONTOLOGICAL RESOURCE IS DISCOVERED.	
d.	NO IMPACT	NO HUMAN REMAINS ARE ANTICIPATED TO BE LOCATED AT THE SITE.	

	Impact?	Explanation	Mitigation Measures
VI. GEOLOGY AND SOILS			
a.	NO IMPACT	THE SUBJECT SITE IS NOT WITHIN AN ALQUIST-PRIOLO EARTHQUAKE FAULT ZONE - NO IMPACTS RELATED TO THIS MATTER EXIST.	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	**THE SUBJECT SITE IS WITHIN 3.92 (KM) OF A KNOWN FAULT - MITIGATION MEASURES SHALL BE APPLIED TO REDUCE THE POTENTIAL IMPACTS TO LESS THAN SIGNIFICANT.**	VI aii
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	**THE SITE IS WITHIN A KNOWN LIQUEFACTION AREA.**	VI c1
d.	NO IMPACT	THE PROJECT SITE IS NOT LOCATED IN A HILLSIDE GRADING AREA.	
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	**THE SITE IS ALREADY DEVELOPED. NO HAUL ROUTE - UNDER 20,000 CUBIC YARDS OF DIRT TO BE REMOVED. GRADING OF THE PROJECT SITE WILL RESULT IN THE LOSS OF TOPSOIL; HOWEVER, THIS IMPACT WILL BE REDUCED TO A LESS THAN SIGNIFICANT LEVEL BY THE INCORPORATION OF CONSTRUCTION MITIGATION MEASURES.**	VI b2
f.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	**THE SITE IS WITHIN A KNOWN LIQUEFACTION AREA.**	VI c1
g.	NO IMPACT	THE PROJECT SITE DOES NOT CONTAIN EXPANSIVE SOILS. NO IMPACT WOULD RESULT.	
h.	NO IMPACT	SEWER SYSTEM IS AVAILABLE. IMPACTS ARE NOT ANTICIPATED.	
VII. HAZARDS AND HAZARDOUS MATERIALS			
a.	NO IMPACT	NO HAZARDOUS MATERIALS ARE PROPOSED TO BE ROUTINELY TRANSPORTED, USED, OR DISPOSED OF AS PART OF THIS PROJECT.	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	**THE SUBJECT SITE CONTAINS FOUR DWELLINGS (TO BE DEMOLISHED) CONSTRUCTED IN THE 1920'S AND A HIGH LIKELIHOOD EXISTS THAT THIS STRUCTURE MAY CONTAIN LEAD AND ASBESTOS BASED UPON THE CONSTRUCTION TIMEFRAMES.**	VII b5
c.	NO IMPACT	THE PROJECT IS LOCATED NEAR A SCHOOL. NO IMPACT WOULD RESULT.	
d.	NO IMPACT	THE SITE IS NOT LOCATED ON A LIST OF HAZARDOUS MATERIALS SITES. NO IMPACT WOULD RESULT.	

	Impact?	Explanation	Mitigation Measures
e.	NO IMPACT	THE SITE IS NOT LOCATED WITHIN AN AIRPORT LAND USE PLAN. NO IMPACT WOULD RESULT.	
f.	NO IMPACT	THE SITE IS NOT LOCATED NEAR A PRIVATE AIRSTRIP. NO IMPACT WOULD RESULT.	
g.	NO IMPACT	THE PROPOSED DEVELOPMENT IS PERMITTED IN THE ZONE AND DOES NOT SEEM TO IMPAIR THE IMPLEMENTATION OF OR INTERFERE WITH AN EMERGENCY RESPONSE OR EVACUATION PLAN. NO IMPACT WOULD RESULT.	
h.	NO IMPACT	THE PROJECT IS LOCATED IN A URBAN AREA. NO WILDLANDS ARE ADJACENT TO THE PROJECT SITE.	
VIII. HYDROLOGY AND WATER QUALITY			
a.	LESS THAN SIGNIFICANT IMPACT	THE PROPOSED RESIDENTIAL PROJECT IS NOT ANTICIPATED TO VIOLATE ANY WATER QUALITY OR WASTE DISCHARGE REQUIREMENTS.	
b.	NO IMPACT	THE PROPOSED PROJECT SHOULD NOT CAUSE THE DEPLETION OF GROUNDWATER SUPPLIES OR THE INTERFERENCE OF GROUNDWATER RECHARGE. THE PROJECT WILL CONTINUE TO BE SUPPLIED WITH WATER BY THE LA DWP.	
c.	NO IMPACT	THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (CRWQCB) HAS IMPOSED WASTE DISCHARGE REQUIREMENTS UPON THE CITY OF LOS ANGELES RESULTING IN THE RECOMMENDATION THAT APPLICANTS CONTACT AND COORDINATE WITH THE DEPARTMENT OF PUBLIC WORKS, BUREAU OF SANITATION, WATERSHED DIVISION, SUSMP PLAN REVIEW SECTION AT (213) 482-7066 OR (213) 485-0576, PRIOR TO SUBMITTING AN APPLICATION TO THE CITY PLANNING DEPARTMENT. THE DESIGN OF A PROJECT MAY REQUIRE ALTERATIONS IN ORDER TO INCORPORATE SUSMP REQUIREMENTS.	
d.	LESS THAN SIGNIFICANT IMPACT	THE PROJECT WILL BE REQUIRED TO CONTROL STORMWATER RUNOFF USING BEST MANAGEMENT PRACTICES AND A RETENTION BASIN. AFTER IMPLEMENTATION OF THE MITIGATION MEASURES, THE IMPACT WILL BE LESS THAN	

	Impact?	Explanation	Mitigation Measures
		SIGNIFICANT.	
e.	LESS THAN SIGNIFICANT IMPACT	THE DEVELOPMENT WILL ADD IMPERVIOUS SURFACES; PER SUSMP, THE REFERENCED MITIGATION MEASURE SHALL APPLY TO REDUCE POTENTIAL IMPACTS TO A LESS THAN SIGNIFICANT LEVEL.	
f.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	**IN ORDER TO REDUCE POTENTIAL IMPACTS TO WATER QUALITY RESULTING FROM THIS PROJECTAND PER SUSMP, THE REFERENCED MITIGATION MEASURES SHALL APPLY TO REDUCE POTENTIALIMPACTS TO A LESS THAN SIGNIFICANT LEVEL.**	**VIII c2, VIII c8**
g.	NO IMPACT	THE PROJECT IS NOT LOCATED IN A 100-YEAR FLOOD ZONE.	
h.	NO IMPACT	THE PROJECT SITE IS NOT LOCATED IN A 100-YEAR FLOOD ZONE.	
i.	NO IMPACT	THE PROPERTY IS NOT LOCATED IN A POTENTIAL DAM INUNDATION ZONE. NO IMPACT WOULD RESULT.	
j.	NO IMPACT	THE SUBJECT PROPERTY IS NOT LOCATED WITHIN AN INUNDATION ZONE FOR SEICHES, TSUNAMIS, OR MUDLFOW. NO IMPACT WOULD RESULT.	
IX. LAND USE AND PLANNING			
a.	NO IMPACT	THE PROJECT WILL NOT DIVIDE THE COMMUNITY AS THE RESIDENTIAL BUILDING WILL BE SIMILAR TO OTHER BUILDINGS IN AN AREA.	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	**DENSITY AND INCENTIVES ALLOWED UNDER SB1818. NO ZONE CHANGE REQUESTED. SHADE AND SHADOW IS NOT EVALUATED UNDER 60 FEET. SITE IS CURRENTLY DEVELOPED. REQUIED PARKING IS PROVIDED. MEASURES HAVE BEEN INCORPORATED TO REDUCE IMPACTS TO A LESS THAN SIGNIFICANT LEVEL.**	**IX b**
c.	NO IMPACT	THE PROJECT SITE IS NOT LOCATED IN ANY SUCH PLAN.	
X. MINERAL RESOURCES			
a.	NO IMPACT	NO IMPACTS ARE ANTICIPATED, AS THE SITE IS NOT LOCATED IN A KNOWN AREA OF MINERAL RESOURCES.	
b.	NO IMPACT	NO IMPACTS ARE ANTICIPATED, AS THE SITE IS NOT LOCATED IN A KNOWN AREA OF MINERAL RESOURCES.	

	Impact?	Explanation	Mitigation Measures
XI. NOISE			
a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	DURING CONSTRUCTION OF THE PROJECT, THE APPLICANT WILL BE REQUIRED TO COMPLY WITH THE CITY'S NOISE ORDINANCE AND THE ATTACHED CONSTRUCTION NOISE MITIGATION MEASURES TO REDUCE THE IMPACT TO A LESS THAN SIGNIFICANT LEVEL.	PLEASE SEE VI b2
b.	NO IMPACT	EXCESSIVE GROUNDBORNE VIBRATION OR GROUNDBORNE NOISE LEVELS ARE NOT ANTICIPATED.	
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE PROJECT PROPOSED TO CONSTRUCT SUBTERRANEAN PARKING AS PART OF THE PROPOSED DEVELOPMENT. PARKING RAMPS ARE REQUIRED TO BE CONSTRUCTED FROM CONCRETE TO REDUCE THE NOISE IMPACTS TO A LESS THAN SIGNIFICANT LEVEL. ALTHOUGH THE SITE IS NOT WITHIN THE 65 CNEL BOUNDARIES THE PROJECT IS LOCATED CLOSE TO A FLIGHT TAKEOFF PATH. MITIGATION MEASURES HAVE BEEN IMPOSED TO REDUCE IMPACT TO A LESS THAN SIGNIFICANT LEVEL.	XI a1, XI a2, XI e1
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	NOISE IMPACTS RELATED TO THIS MATTER ARE TEMPORARY AND CAUSED BY THE CONSTRUCTION PERIOD OF THE PROJECT. APPLYING THE REFERENCED MITIGATION MEASURE WILL MINIMIZE THE IMPACTS TO LESS THAN SIGNIFICANT.	PLEASE SEE MM VI b2
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	ALTHOUGH THE SITE IS NOT WITHIN THE 65 CNEL BOUNDARIES THE PROJECT IS LOCATED CLOSE TO A FLIGHT TAKEOFF PATH. MITIGATION MEASURES HAVE BEEN IMPOSED TO REDUCE IMPACT TO A LESS THAN SIGNIFICANT LEVEL.	XI e1
f.	NO IMPACT	THE PROJECT SITE IS NOT LOCATED WITHIN THE VICINITY OF A PRIVATE AIRSTRIP.	
XII. POPULATION AND HOUSING			
a.	LESS THAN SIGNIFICANT IMPACT	THE PROJECT WILL NOT INTRODUCE SUBSTANTIAL POPULATION GROWTH. IT WILL SERVE THE EXISTING POPULATION.	

	Impact?	Explanation	Mitigation Measures
b.	LESS THAN SIGNIFICANT IMPACT	THE PROJECT INCLUDES THE REMOVAL OF 51 UNIT APARTMENT. A LESS THAN SIGNIFICANT IMPACT IS ANTICIPATED.	
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE NET GAIN IN HOUSING WILL BE 95 ADDITIONAL UNITS – THE IMPACT IS LESS THAN SIGNIFICANT.	XII d
XIII. PUBLIC SERVICES			
a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE PROJECT WILL BE REVIEWED BY THE LA FIRE DEPARTMENT AND THE FIRE PROTECTION IMPACTS WILL BE LOWERED TO A LESS THAN SIGNIFICANT LEVEL.	XIII a
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	MITIGATION MEASURES HAVE BEEN INCORPORATED TO ADDRESS SECURITY AND CRIME IMPACTS TO A LESS THAN SIGNIFICANT LEVEL.	XIII b1
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE CONSTRUCTION OF NEW HOUSING UNITS ON THIS SITE WILL PLACE A DEMAND ON EXISTING SCHOOLS IN THE AREA. HOWEVER IMPLEMENTATION OF THE MITIGATION MEASURES WILL REDUCE THE IMPACT TO LESS THAN SIGNIFICANT LEVEL.	XIII c1, XIII c2
d.	LESS THAN SIGNIFICANT IMPACT	THE PROPOSED PROJECT IS APARTMENTS. APARTMENTS DO NOT PAY QUIMBY FEES. LESS THAN SIGNIFICANT IMPACT.	
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	PROJECT MAY BE REQUIRED TO DEDICATE PORTION OF PROPERTY FOR FUTURE STREET WIDENING AND/OR MAKE IMPROVEMENTS TO THE PUBLIC RIGHT-OF-WAY.	XIII e
XIV. RECREATION			
a.	LESS THAN SIGNIFICANT IMPACT	THE PROPOSED PROJECT IS APARTMENTS. APARTMENTS DO NOT PAY QUIMBY FEES. LESS THAN SIGNIFICANT IMPACT.	
b.	NO IMPACT	THE PROJECT WILL NOT RESULT IN THE CONSTRUCTION OR EXPANSION OF RECREATIONAL FACILITIES.	
XV. TRANSPORTATION/CIRCULATION			
a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	MITIGATION MEASURES FROM A REVISED CUMULATIVE TRAFFIC ASSESSMENT TO PLANNING DEPARTMENT DATED JANUARY 12, 2009, IS INCORPORATED HEREIN BY REFERENCE TO REDUCE IMPACTS TO A LESS THAN SIGNIFICANT LEVEL.	XV a1

	Impact?	Explanation	Mitigation Measures
b.	LESS THAN SIGNIFICANT IMPACT	THE PROJECT WOULD NOT SUBSTANTIALLY INCREASE THE LEVEL OF SERVICE IN THE PROJECT AREA. THE SITE MAY ALSO BE REQUIRED TO DEDICATE LAND TO COMPLY WITH THE CURRENT STREET STANDARDS. THE ISAF FROM DOT DATED SEPT. 1, 2008, DETERMINED A LESS THAN SIGNIFICANT IMPACT.	
c.	NO IMPACT	NO CHANGE IN AIR TRAFFIC PATTERNS WILL RESULT FROM THE PROPOSED PROJECT.	
d.	LESS THAN SIGNIFICANT IMPACT	THE PROJECT SITE IS LOCATED IN A DEVELOPED NEIGHBORHOOD. SUBSTANTIAL INCREASE IN HAZARD IS NOT ANTICIPATED BY THE IMPLEMENTATION OF THIS RESIDENTIAL PROJECT. THE PROJECT WILL BE REQUIRED TO MEET THE SAFETY FEATURES OF THE CODE. THE ISAF FROM DOT DATED SEPT. 1, 2008, DETERMINED A LESS THAN SIGNIFICANT IMPACT.	
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	**THE PROJECT'S EMERGENCY ACCESS WILL BE REVIEWED BY THE FIRE DEPARTMENT AND LADOT PRIOR TO RECORDATION OF THE FINAL MAP WITH MITIGATION, THERE WILL BE A LESS THAN SIGNIFICANT EMERGENCY ACCESS IMPACT.**	XV e
f.	NO IMPACT	REQUIRED PARKING IS PROVIDED.	
g.	LESS THAN SIGNIFICANT IMPACT	THE PROJECT SHOULD NOT CONFLICT WITH ANY ALTERNATIVE TRANSPORTATION POLICIES. THE ISAF FROM DOT DATED SEPT. 1, 2008, DETERMINED A LESS THAN SIGNIFICANT IMPACT.	
XVI. UTILITIES			
a.	NO IMPACT	THE PROJECT SHOULD NOT EXCEED THE WASTEWATER TREATMENT REQUIREMENTS OF THE LA REGIONAL WATER QUALITY CONTROL BOARD.	
b.	NO IMPACT	THE CONSTRUCTION OF NEW WASTEWATER TREATMENT FACILITIES IS NOT ANTICIPATED FOR THE PROPOSED PROJECT.	
c.	NO IMPACT	THE CONSTRUCTION OF NEW STORMWATER DRAINAGE FACILITIESIS NOT ANTICIPATED FOR THE PROPOSED PROJECT.	

	Impact?	Explanation	Mitigation Measures
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	**WITH THE PROPOSED MITIGATION MEASURE THE INCREASE OF WATER USAGE WOULD BE LESS THAN SIGNIFICANT.**	XVI d
e.	NO IMPACT	THE INCREASE IN WASTEWATER CAN BE ACCOMMODATED BY THE HYPERION WASTEWATER TREATMENT PROVIDER, WHICH WOULD BE LESS THAN SIGNIFICANT.	
f.	NO IMPACT	NO IMPACTS IN RELATED TO THIS CATEGORY ARE ANTICIPATED.	
g.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	**THE PROJECT WILL BE REQUIRED TO PROVIDE ON-SITE RECYCLING TO REDUCE THE AMOUNT OF TRASH GOING TO LANDFILLS. THIS WILL REDUCE THE SOLID WASTE IMPACT TO A LESS THAN SIGNIFICANT LEVEL.**	XVI f
XVII. MANDATORY FINDINGS OF SIGNIFICANCE			
a.	LESS THAN SIGNIFICANT IMPACT	THE PROJECT WILL NOT HAVE POTENTIAL TO NEGATIVELY AFFECT THESE CATEGORIES WITH APPLICATION OF THE ABOVE-REFERENCED MITIGATION MEASURES.	
b.	LESS THAN SIGNIFICANT IMPACT	THE CUMULATIVE IMPACTS ASSOCIATED WITH THE PROPOSED PROJECT WILL RESULT IN A LESS THAN SIGNIFICANT IMPACT WITH THE INCORPORATION OF THE ATTACHED MITIGATION MEASURES.	
c.	LESS THAN SIGNIFICANT IMPACT	AFTER IMPLEMENTATION OF ATTACHED MITIGATION MEASURES, THE PROJECT DOES NOT HAVE ANY SIGNIFICANT, DIRECT, OR INDIRECT IMPACTS ON HUMAN BEINGS.	