

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 City of Los Angeles	COUNCIL DISTRICT 4
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PROJECT TITLE ENV-2009-95-MND	CASE NO.
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PROJECT LOCATION
936 N SEWARD ST

PROJECT DESCRIPTION
The proposed project is the demolition of existing structures and development of an industrial office complex, including office and light manufacturing uses and post-production, editing and film storage facilities, with a maximum of 128,000 square feet of building area. The complex will consist of one building with a north wing and a south wing, connecting at the center of the project site, and a ground level and subterranean parking garage within the building. The proposed project ranges in height from four to five stories, with the roof line ranging between 59.5 and 68 feet and an elevator facility reaching 76 feet in height. A total of 282 parking spaces are proposed on-site. A maximum of 34,515 cubic yards of dirt will be exported offsite as part of the project.

Proposed project entitlements include a General Plan Amendment from Medium Residential to Limited Manufacturing for a portion of the project site, Zone and Height District changes from MR1-1/R3-1 to M1-2D (for a maximum of 3:1 FAR) over the entire project site, and a Conditional Use Permit for Commercial Corner Development and Site Plan Review.

NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY
BENHAR
c/o Robert Pontelle
ALSTON & BIRD, LLP
333 South Hope Street, Sixteenth Floor
Los Angeles, CA 90071

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-maker may adopt the mitigated negative declaration, 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
JON TANURY	City Planning Assistant	(213) 978-1214

ADDRESS	SIGNATURE (Official)	DATE
200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA. 90012		10/07/2009

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 b5. Aesthetics (Signage)

- Environmental impacts may result from project implementation due to on-site signage in excess of that allowed under the Los Angeles Municipal Code Section 91.6205. However, the potential impact will be mitigated to a level of insignificance by the following measures:
- Signs shall be limited to the maximum allowable under the Code.

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 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.

I c2. Aesthetics (Glare)

- Environmental impacts to adjacent residential properties may result from glare from the proposed project. However, the potential impacts will be mitigated to a level of insignificance by the following measure:
- The exterior of the proposed building shall be constructed of materials such as high-performance tinted non-reflective glass and pre-cast concrete or fabricated wall surfaces.

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:
- COMMERCIAL/INSTITUTIONAL - 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 12, to the satisfaction of the Department of Building and Safety.

V b. Cultural Resources (Archaeological)

- Environmental impacts may result from project implementation due to the project's location in an area likely to yield unrecorded archaeological sites. However, the potential impacts will be mitigated to a level of insignificance by the following measures:
- If any archaeological materials are encountered during the course of the project development, the project shall be halted. The services of an archaeologist shall be secured by contacting the Center for Public Archaeology - Cal State University Fullerton, or a member of the Society of Professional Archaeologist (SOPA) or a SOPA-qualified archaeologist to assess the resources and evaluate the impact.
- Copies of the archaeological survey, study or report shall be submitted to the UCLA Archaeological Information Center.
- A covenant and agreement shall be recorded prior to obtaining a grading permit.

- **(Human Remains)** In the event that human remains are discovered during excavation activities, the following procedure shall be observed:
 - Stop immediately and contact the County Coroner:
1104 N. Mission Road
Los Angeles, CA 90033
323-343-0512 (8 a.m. to 5 p.m. Monday through Friday) or
323-343-0714 (After Hours, Saturday, Sunday, and Holidays)
 - The coroner has two working days to examine human remains after being notified by the responsible person. If the remains are Native American, the Coroner has 24 hours to notify the Native American Heritage Commission.
 - The Native American Heritage Commission will immediately notify the person it believes to be the most likely descendent of the deceased Native American.
 - The most likely descendent has 48 hours to make recommendations to the owner, or representative, for the treatment or disposition, with proper dignity, of the human remains and grave goods.
 - a. If the descendent does not make recommendations within 48 hours the owner shall reinter the remains in an area of the property secure from further disturbance, or;
 - b. If the owner does not accept the descendant's recommendations, the owner or the descendent may request mediation by the Native American Heritage Commission.

Discuss and confer means the meaningful and timely discussion careful consideration of the views of each party.

V c. Cultural Resources (Paleontological)

- Environmental impacts may result from project implementation due to the project's location in an area likely to yield unrecorded paleontological sites. However, the potential impacts will be mitigated to a level of insignificance by the following measures:
- If any paleontological materials are encountered during the course of the project development, the project shall be halted.
- The services of a paleontologist shall be secured by contacting the Center for Public Paleontology - USC, UCLA, Cal State Los Angeles, Cal State Long Beach, or the Los Angeles County Natural History Museum to assess the resources and evaluate the impact.
- Copies of the paleontological survey, study or report shall be submitted to the Los Angeles County Natural History Museum.
- A covenant and agreement shall be recorded prior to obtaining a grading permit.

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

- Environmental impacts may result from the visual alteration of natural landforms due to grading. However, this impact will be mitigated to a level of insignificance by designing the grading plan to conform with the City's Landform Grading Manual guidelines, subject to approval by the Advisory Agency and the Department of Building and Safety's Grading Division.
- Short-term air quality, grading 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 grading 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, grading, 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, which causes high noise levels.
- The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- The project shall comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.
- **Grading**
- Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. All grading activities require grading permits from the Department of Building and Safety. Additional provisions are required for grading activities within Hillside areas. The application of BMPs includes but is not limited to the following mitigation measures:
 - Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), diversion dikes shall be constructed to channel runoff around the site. Channels shall be lined with grass or roughened pavement to reduce runoff velocity.
 - Appropriate erosion control and drainage devices shall be provided to the satisfaction of the Building and Safety Department. These measures include interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned.
 - Stockpiles and excavated soil shall be covered with secured tarps or plastic sheeting.
- **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 shall 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. Place uncovered dumpsters under a roof or cover with tarps or plastic sheeting.
- Where truck traffic is frequent, gravel approaches shall be used to reduce soil compaction and limit the tracking of sediment into streets.
- 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 b1. Haul Routes

- Environmental impacts on pedestrians and vehicles may result from project implementation due to haul routes. However, the potential impact will be mitigated to a level of insignificance by the following measures:
- Projects involving the import/export of 1,000 cubic yards or more of dirt shall obtain haul route approval by the Department of Building and Safety.
- The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
- Fences shall be constructed around the site to minimize trespassing, vandalism, short-cut attractions and attractive nuisances.

VII a1. Hazardous Substances

- Environmental impacts may result from project implementation due to the use, storage, and creation of hazardous materials. However, these impacts can be mitigated to a level of insignificance by the following measure:
- Prior to the issuance of the Certificate of Occupancy the applicant shall provide a letter from the Fire Department stating that it has permitted the facility's use, storage, and creation of hazardous substances.

VII b2. Explosion/Release (Methane Gas)

- Environmental impacts may result from project implementation due to its location in an area of potential methane gas zone. However, this potential impact will be mitigated to a level of insignificance by the following measures:
- All commercial, industrial, and institutional buildings shall be provided with an approved Methane Control System, which shall include these minimum requirements; a vent system and gas-detection system which shall be installed in the basements or the lowest floor level on grade, and within underfloor space of buildings with raised foundations. The gas-detection system shall be designed to automatically activate the vent system when an action level equal to 25% of the Lower Explosive Limit (LEL) methane concentration is detected within those areas.
- All commercial, industrial, institutional and multiple residential buildings covering over 50,000 square feet of lot area or with more than one level of basement shall be independently analyzed by a qualified engineer, as defined in Section 91.7102 of the Municipal Code, hired by the building owner. The engineer shall investigate and recommend mitigation measures which will prevent or retard potential methane gas seepage into the building. In addition to the other items listed in this section, the owner shall implement the engineer's design recommendations subject to Department of Building and Safety and Fire Department approval.

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 b. Groundwater Quantity

- Environmental impacts to groundwater quantity may result from implementation of the proposed project through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations, or through substantial loss of groundwater recharge capacity. The Department of Building and Safety requires, when feasible, that applicants modify the structural design of a building so as not to need a permanent dewatering system. When a permanent dewatering system is necessary, the Department of Building and Safety require the following measures to mitigate the impacts to a level of insignificance:
- Pumping water to a beneficial use on site such as:
 1. Landscape irrigation.
 2. Decorative Fountains or lakes.
 3. Toilet Flushing.
 4. Cooling Towers.
- Return water to the groundwater basin by an injection well.

VIII c3. Commercial & Industrial Development (Lot Size 43,560 sf)

- Environmental impacts may result from the release of toxins into the stormwater drainage channels during the routine operation of commercial development projects. 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 rates for developments where the increase peak stormwater discharge rate will result in increased potential for downstream erosion.
- 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.
- 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.
- Any connection to the sanitary sewer must have authorization from the Bureau of Sanitation.
- The following activities are to be conducted under proper cover with drain routed to the sanitary sewer.
- Storage of industrial wastes
- Handling or storage of hazardous wastes
- Metal fabrication or Pre-cast concrete fabrication
- Welding, Cutting or Assembly
- Painting, Coating or Finishing
- Store above ground liquid storage tanks (drums and dumpsters) in areas with impervious surfaces in order to contain leaks and spills. Install a secondary containment system such as berms, dikes, liners, vaults, and double-wall tanks. Where used oil or dangerous waste is stored, a dead-end sump should be installed in the drain.
- Toxic wastes must be discarded at a licensed regulated disposal site. Store trash dumpsters both under cover and with drains routed to the sanitary sewer or use non-leaking and water-tight dumpsters with lids. Use drip pans or absorbent materials whenever grease containers are emptied. Wash containers in an area with properly connected sanitary sewer.
- Reduce and recycle wastes, including: paper; glass; aluminum; oil; and grease.
- Reduce the use of hazardous materials and waste by: using detergent-based or water-based cleaning systems; and avoid chlorinated compounds, petroleum distillates, phenols, and formaldehyde.
- Convey runoff safely from the tops of slopes and stabilize disturbed slopes.
- 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.
- 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.

VIII e. Hydrology and Water Quality (LA River)

- 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.
- 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.

IX a. General Plan Designation/Zoning

- The proposed project would permit intensities and or densities exceeding those permitted by the existing _____ District Plan. However, this potential impact will be mitigated to a level of insignificance by the following measure:
- The applicant shall comply with mitigation measures required by this mitigated negative declaration (MND).
- The applicant shall apply for a General Plan Amendment and Zone Change, as well as any additional required land use entitlements, in accordance with the proposed project and the Code. The applicant shall comply with the determination, and any conditions, as set forth by the Department of City Planning.

XI a11. Increased Noise Levels (Retail Markets, Bars, Entertainment etc...)

- Environmental impacts to adjacent residential properties may result from project implementation due to noise from the proposed project's activities and parking on the site. However, the potential impacts will be mitigated to a level of insignificance by the following measures:

- A 6-foot-high solid decorative masonry wall adjacent to the residential properties shall be constructed, if no such wall currently exists.
- No operable window openings shall be permitted along the residential sides of the building.
- All HVAC units shall be located as far from adjacent residential uses as is feasible, and also shall be shielded in such a way as to reduce noise impacts on adjacent residential uses as is feasible, as determined by the Director of Planning.

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:
- 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.

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 _____ and attached shall be complied with. Such report and mitigation measure(s) are incorporated herein by reference.
- The applicant shall execute a Letter of Credit, or similar guarantee agreement, to cover the cost of designing and constructing a new traffic signal at Melrose Avenue and Seward Street (estimated at \$150,000). The Letter of Credit or other guarantee agreement shall be executed, to the satisfaction of the Los Angeles Department of Transportation (DOT), prior to issuance of any certificate of occupancy and would be in effect for a five-year period after the project is occupied. During this time, DOT will conduct a traffic signal study to evaluate the need for the traffic signal. If a new traffic signal at this intersection is warranted, DOT will either proceed with the design and installation of the traffic signal utilizing the guaranteed funds, or will release the Letter of Credit provided that the applicant proceed with the installation of the traffic signal through the Bureau of Engineering's (BOE) B-permit process. Should the traffic signal not be warranted, then DOT will release the Letter of Credit at the end of the fifth year.
- As noted previously, the project proposes to provide 297 parking spaces. The developer shall check with the Department of Building and Safety on the number of Code required parking spaces needed for the project.
- A construction work site traffic control plan shall be submitted to DOT's Hollywood-Wilshire District Office for review and approval prior to the start of any construction work. The plan shall show the location of any roadway or sidewalk closures, traffic detours, haul routes, hours of operation, protective devices, warning signs and access to abutting properties. All construction related traffic shall be restricted to off-peak hours.
- According to the Transportation Element of the City's General Plan, Seward Street, Romaine Street and Hudson Avenue are classified as a Local Streets. According to the standard street dimensions of the Department of Public Works, Bureau of Engineering (BOE), a Local Street requires a 20-foot half-width roadway on a 30-foot half-width right-of-way. Highway dedication and street widening may be required along these streets that front the proposed project. The applicant shall check with the BOE Land Development Group to determine if there are any highway dedication, street widening and/or sidewalk requirements for the project.

- The project shall comply with the provisions of the City's TDM Ordinance No. 168,700. In addition to these requirements, the applicant shall, to the satisfaction of DOT, implement other trip-reduction measures that may include, but not be limited to: providing on-site rideshare and transit service information; providing on-site wayfinding information and signage to encourage walking and use of transit; promoting the use of transit by enhancing access to transit stops; fully or partially subsidizing the cost of transit passes for site employees. The applicant shall record a covenant and agreement to monitor and submit annual reports on the progress of their TDM efforts to DOT. Annual reports shall include a report on the van/bus ridership, and other transit-related measures.

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 Commercial and Industrial)**
Unless otherwise required, all restroom faucets shall be of a self-closing design, to the satisfaction of the Department of Building and Safety.
- **(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: City of Los Angeles		COUNCIL DISTRICT: CD 4 - TOM LABONGE	DATE:
RESPONSIBLE AGENCIES: Department of City Planning			
ENVIRONMENTAL CASE: ENV-2009-95-MND		RELATED CASES:	
PREVIOUS ACTIONS CASE NO.:		<input type="checkbox"/> Does have significant changes from previous actions. <input type="checkbox"/> Does NOT have significant changes from previous actions	
PROJECT DESCRIPTION: GENERAL PLAN AMENDMENT AND ZONE CHANGE			
ENV PROJECT DESCRIPTION: The proposed project is the demolition of existing structures and development of an industrial office complex, including office and light manufacturing uses and post-production, editing and film storage facilities, with a maximum of 128,000 square feet of building area. The complex will consist of one building with a north wing and a south wing, connecting at the center of the project site, and a ground level and subterranean parking garage within the building. The proposed project ranges in height from four to five stories, with the roof line ranging between 59.5 and 68 feet and an elevator facility reaching 76 feet in height. A total of 282 parking spaces are proposed on-site. A maximum of 34,515 cubic yards of dirt will be exported offsite as part of the project. Proposed project entitlements include a General Plan Amendment from Medium Residential to Limited Manufacturing for a portion of the project site, Zone and Height District changes from MR1-1/R3-1 to M1-2D (for a maximum of 3:1 FAR) over the entire project site, and a Conditional Use Permit for Commercial Corner Development and Site Plan Review.			
ENVIRONMENTAL SETTINGS: The project site is located in a developed urban area within the Hollywood Community Plan. The project site is bounded by Romaine Street to the north, Seward Street to the west, Willoughby Avenue to the far south and Hudson Avenue to the east. The site is currently occupied by a vacant two-story 30,000 sq. ft. office building, a 41,000 sq. ft. film vault building and surface parking, which were constructed around 1960. The project site has approximately 46,000 square feet of buildable area. No significant trees exist on site. The project site has no significant slope or grade changes. The project is adjacent to multi-family residential uses to the south, and is surrounded by multi-family residential and industrial uses to the east and north. To the west of the project site, a project is entitled to develop a large campus with multiple buildings that will be occupied by media-related office and light industrial uses.			
PROJECT LOCATION: 936 N SEWARD ST			
COMMUNITY PLAN AREA: HOLLYWOOD STATUS: <input type="checkbox"/> Does Conform to Plan <input checked="" type="checkbox"/> Does NOT Conform to Plan		AREA PLANNING COMMISSION: CENTRAL	CERTIFIED NEIGHBORHOOD COUNCIL: CENTRAL HOLLYWOOD
EXISTING ZONING: MR1-1 / R3-1		MAX. DENSITY/INTENSITY ALLOWED BY ZONING: 1.5:1 FAR	
GENERAL PLAN LAND USE: LIMITED MANUFACTURING / MEDIUM RESIDENTIAL		MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION: N/A	LA River Adjacent: NO

PROPOSED PROJECT DENSITY:
2.75:1 FAR

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.

City Planning Assistant

(213) 978-1214

Signature

Title

Phone

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 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.

<input checked="" type="checkbox"/> AESTHETICS <input type="checkbox"/> AGRICULTURAL RESOURCES <input checked="" type="checkbox"/> AIR QUALITY <input type="checkbox"/> BIOLOGICAL RESOURCES <input checked="" type="checkbox"/> CULTURAL RESOURCES <input checked="" type="checkbox"/> GEOLOGY AND SOILS	<input checked="" type="checkbox"/> HAZARDS AND HAZARDOUS MATERIALS <input checked="" type="checkbox"/> HYDROLOGY AND WATER QUALITY <input checked="" type="checkbox"/> LAND USE AND PLANNING <input type="checkbox"/> MINERAL RESOURCES <input checked="" type="checkbox"/> NOISE <input type="checkbox"/> POPULATION AND HOUSING	<input checked="" type="checkbox"/> PUBLIC SERVICES <input type="checkbox"/> RECREATION <input checked="" type="checkbox"/> TRANSPORTATION/CIRCULATION <input checked="" type="checkbox"/> UTILITIES <input type="checkbox"/> MANDATORY FINDINGS OF SIGNIFICANCE
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INITIAL STUDY CHECKLIST (To be completed by the Lead City Agency)

Background

PROPONENT NAME:
 BENHAR

APPLICANT ADDRESS:
 c/o Robert Pontelle
 ALSTON & BIRD, LLP
 333 South Hope Street, Sixteenth Floor
 Los Angeles, CA 90071

AGENCY REQUIRING CHECKLIST:
 Department of City Planning

PROPOSAL NAME (if Applicable):

PHONE NUMBER:
 (213) 576-1000

DATE SUBMITTED:
 01/12/2009

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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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
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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
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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?			✓	
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Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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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
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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				✓
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Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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	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-2009-95-MND**. 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:
JON TANURY	City Planning Assistant	(213) 978-1214	09/16/2009

Impact?	Explanation	Mitigation Measures
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APPENDIX A: ENVIRONMENTAL IMPACTS EXPLANATION TABLE

I. AESTHETICS

a.	LESS THAN SIGNIFICANT IMPACT	With the implementation of the proposed project, the height of development on the project site would increase from approximately two stories to five stories. However, there are no identified designated public panoramic or focal views containing scenic vistas available in the project area.	
b.	NO IMPACT	There are no identified scenic resources such as rock outcroppings or historic buildings located on-site, and no State-designated scenic highways located adjacent to or within view of the project site.	
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project proposes the addition of two industrial office buildings adjacent to a multi-family residential area. Although the project site currently contains existing buildings with similar uses, the proposed project is taller and bulkier than the existing buildings. Landscaping features and increased setbacks are required to mitigate the impacts of the height and bulk of the proposed project relative to the adjacent multi-family uses.	I b2, I b4, I b5, I b7 A landscape plan is required to be prepared and submitted for review and approval.
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project will result in glare and increased nighttime lighting impacts.	I c1, I c2 All exterior light sources are required to be shielded from view, and the building is required to incorporate non-reflective exterior materials and windows.

II. AGRICULTURAL RESOURCES

a.	NO IMPACT	The project vicinity is completely developed with residential and industrial uses in a highly developed area of the City of Los Angeles and does not include any State-designated agricultural lands. Therefore, the proposed project would have no impact related to the conversion of farmland to a non-agricultural use.	
b.	NO IMPACT	The project site is currently zoned MR-1 and R-3, Limited Manufacturing and Medium Residential, and is not under Williamson Act Contract. Therefore, the project would not conflict with existing zoning for agricultural use, or a Williamson Act Contract.	

Impact?	Explanation	Mitigation Measures
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c.	NO IMPACT	<p>The project site is located in an urbanized area and neither the project site nor the surrounding properties are zoned or utilized for agricultural activities. Therefore, implementation of the proposed project would not result in an impact associated with the conversion of farmland to a non-agricultural use.</p>	
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III. AIR QUALITY

a.	LESS THAN SIGNIFICANT IMPACT	<p>The project proposes an industrial office facility within a multi-family residential and industrial-use area; the project is proposed to be contained within two new buildings. Though the project would result in an increased number of vehicle trips and an increased number of general emissions created by project operations, the project would have a less than significant impact on the implementation of air quality or congestion management plans because it is located in an urban area that is already considered a non-attainment zone in the Southern California Air Quality Management District.</p>	
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b.	LESS THAN SIGNIFICANT IMPACT	<p>The project proposes an industrial office facility within a multi-family residential and industrial-use area; the project is proposed to be contained within two new buildings. Though the project would result in an increased number of vehicle trips and an increased number of general emissions created by project operations, the project would have a less than significant impact on the implementation of air quality or congestion management plans because it is located in an urban area that is already considered a non-attainment zone in the Southern California Air Quality Management District.</p>	
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c.	LESS THAN SIGNIFICANT IMPACT	<p>The proposed project is located in an area projected to be non-attainment for concentrations of ozone and airborne particulate matter, and through routine operation, may result in the generation of additional air pollutants. However, anticipated emissions will not meet or exceed guideline thresholds of significance for adverse cumulative contribution to existing air quality violations. Therefore, the proposed project would not generate a cumulatively considerable increase in emissions of the pollutants for which the Basin is in nonattainment, and impacts would be less</p>	
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Impact?	Explanation	Mitigation Measures
d. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<p>than significant.</p> <p>The project proposes an industrial office facility within a multi-family residential and industrial-use area; the project is proposed to be contained within two new buildings. Project operations would increase emissions onsite, increasing the potential impacts on local sensitive receptors, including the adjacent multi-family residential uses.</p>	<p>III d1 An air filtration system is required to be incorporated into the project.</p>
e. LESS THAN SIGNIFICANT IMPACT	<p>During the construction phase, activities associated with the application of architectural coatings and other interior and exterior finishes may produce discernible odors typical of most construction sites. Such odors would be a temporary source of nuisance to adjacent uses, but because they are temporary and intermittent in nature, would not be considered a significant environmental impact.</p>	

IV. BIOLOGICAL RESOURCES

a.	NO IMPACT	<p>A search of the California Natural Diversity Database (CNDDDB) for the Hollywood Quadrangle revealed that six listed and special-status species potentially occur within the area surrounding the project site. The project site and surrounding area are in a highly urbanized area of the City. The project site is currently developed, consisting of two commercial buildings with associated parking areas. As the project site is currently developed, it is unlikely that any of the species identified in the CNDDDB search would occur on-site. Therefore, the proposed project would not result in adverse impacts to candidate sensitive, or special status species.</p>	
b.	NO IMPACT	<p>The project site is located in a highly urbanized area of the City. A review of photographs taken of the project site, as well as a site visit, revealed that the project site contains no sensitive species or habitats. As the project site does not include a sensitive habitat, the proposed project would not result in a substantial adverse effect on any riparian habitat or any other sensitive natural community identified in local plans, policies, regulations, or by the California Department of Fish and Game (CDFG) or United States Fish and Wildlife Service (USFWS).</p>	

Impact?	Explanation	Mitigation Measures
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c.	NO IMPACT	The project site and surrounding area do not contain or support riparian or wetland habitat.	
d.	NO IMPACT	The project site and surrounding area are located in an urbanized area within the City of Los Angeles and do not contain any significant areas of natural open space or areas of significant biological resource value. No wildlife corridors are located on the projectsite or in the surrounding areas due to existing development. No existing significant trees are located onsite. Because the developed, urban nature of the site, and its lack of natural features which would attract any local or native species, the proposed project would have no impact.	
e.	NO IMPACT	There are no existing significant trees located onsite; therefore, there would be no impacts related to local tree preservation ordinances as a result of the project.	
f.	NO IMPACT	The project site and surrounding area are not part of any draft or adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan. Therefore, no impact to any adopted habitat or conservation plans would occur.	

V. CULTURAL RESOURCES

a.	NO IMPACT	None of the existing buildings are designated as landmarks at the national, state, or local level, and have not been identified as significant in any previous historic resource surveys conducted for the project area. Therefore, the proposed project would not result in an adverse impact to an historic resource, and there would be no impact associated with this issue.	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	No archeological sites or archeological survey areas have been identified on the project site. However, since the proposed project would include necessary excavation for subterranean parking levels, this does not preclude the potential that unknown archeological resources exist below the surface, and that these resources could be encountered during site preparation.	V b Discovery of potential archaeological resources requires expert documentation, evaluation, and conservation prior to commencement of work.

Impact?	Explanation	Mitigation Measures
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c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<p>Currently, the project site is occupied by two commercial buildings and associated parking areas; thus, there are no unique geologic features located on the project site. The proposed project would not result in any direct or indirect impacts to unique geologic features. However, there is a remote possibility that unsuspected vertebrate fossil remains could exist below the ground surface and could be encountered during excavation necessary for the proposed subterranean parking structure and building foundations.</p>	<p>V c Discovery of potential paleontological resources requires expert documentation, evaluation, and conservation prior to recommencement of work.</p>
d.	LESS THAN SIGNIFICANT IMPACT	<p>The property is not located within or within proximity to known sites of human internments; however, in the course of excavation activities, the project may uncover unknown human remains. The impact is less than significant as discovery of unknown human remains are regulated through California Public Health and Safety Code Section 7050.5, which require evaluation of the find by the County Coroner and consultation with the Native American Heritage Commission, if deemed appropriate.</p>	

VI. GEOLOGY AND SOILS

a.	LESS THAN SIGNIFICANT IMPACT	<p>The project site is not located within Alquist-Priolo Earthquake Fault Zone as set forth by the State Mining and Geology Board of the State of California. Moreover, the City of Los Angeles Seismic Safety Element does not include the project site within an Alquist-Priolo Special Study Zone or Fault Rupture Study Area. The nearest active fault is the Hollywood fault. This fault is considered to be active by the City and the State Geologist for the purposes of planning and development. As the project site is located in a seismically active region, the proposed project would conform to all applicable provisions of the City of Los Angeles Building Code with respect to new construction. As no active faults are located within or adjacent to the project site, impacts associated with fault rupture would be less than significant.</p>	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<p>The project site is within approximately one mile of the active Hollywood Fault. As with all properties in the seismically active Southern California region, the project site is susceptible to ground shaking during</p>	<p>VI aii The project is required to observe stricter construction standards.</p>

Impact?	Explanation	Mitigation Measures
	a seismic event.	
c. LESS THAN SIGNIFICANT IMPACT	The project site is within approximately one mile of the active Hollywood Fault. As with all properties in the seismically active Southern California region, the project site is susceptible to ground shaking during a seismic event. However, the project is not located in an area cited by the City of Los Angeles as prone to liquefaction, so impacts associated with liquefaction would be less than significant.	
d. LESS THAN SIGNIFICANT IMPACT	The project site is not located in a bedrock or probable bedrock landslide area as identified by the City of Los Angeles. The probability of seismically-induced landslides at the project site is low due to the general lack of slope geometry across the site. As the probability of landslides, including seismically induced landslides, is considered to be low at the project site, impacts associated with landslides would be less than significant.	
e. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	During construction, excavation, and grading, soil would be exposed for a limited time, resulting in possible erosion. Large amounts of dirt are proposed for exportation as part of the project. The impacts of grading and construction must be mitigated.	VI b, VI b1 Grading activities are required to implement measures to reduce soil erosion and loss.
f. LESS THAN SIGNIFICANT IMPACT	The proposed project is located on a relatively flat developed site, and as such, the proposed project would not be located on a geologic unit or on 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. Nonetheless, with respect to lateral spreading, subsidence, or collapse, construction of the proposed project would comply with the City of Los Angeles Building Code, which is designed to facilitate safe construction design. Therefore, impacts associated with soil stability would be less than significant.	
g. LESS THAN SIGNIFICANT IMPACT	Safe construction practices would be exercised through compliance with the City of Los Angeles Building Code, which includes building foundation requirements appropriate to site conditions. Therefore, impacts associated with expansive soils would be less than significant.	

Impact?	Explanation	Mitigation Measures
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h.	NO IMPACT	The project site is located in a developed area of the City of Los Angeles, which is served by a wastewater collection, conveyance and treatment system operated by the City. No septic tanks or alternative disposal systems are necessary, nor are they proposed. Therefore, no impacts would occur.	
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VII. HAZARDS AND HAZARDOUS MATERIALS

a.	LESS THAN SIGNIFICANT IMPACT	The proposed project would involve the use of minimal amounts of hazardous materials for routine cleaning typical of office uses. As such, the proposed project would not pose a substantial risk involving the routine transport, use, and disposal of hazardous materials. Therefore, impacts associated with this issue would be less than significant.	
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b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project proposes a new industrial office complex, with the intention to lease space to media-related tenants; the project could result in the generation and/or storage of hazardous materials related to film production and/or post-production over the course of routine operation.	VII a1, VII b2 Prior to demolition, potentially toxic and/or hazardous materials incorporated into the existing structures are required to be removed and properly disposed of. The project is required to incorporate appropriate methane gas monitoring and ventilation systems to prevent potentially hazardous accumulations of the gas.
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c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The existing buildings on the project site likely contain asbestos building materials and lead-based paints. Given the proximity of the project to adjacent residential uses and schools, demolition activities have the potential to expose the residents and users of these buildings to hazardous materials.	VII b5 Compliance with measure VII b5 further reduces the sensitive receptor impact to a less than significant level.
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d.	NO IMPACT	As the project site is not listed as adjacent to or in the vicinity of any active sites containing hazardous materials listed in a regulatory database, the proposed project would not introduce residents or site visitors into an area of potential risks related to listed hazardous materials sites and there would be no impact.	
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e.	NO IMPACT	The project site is not located within an airport land use plan boundary. Therefore, no impact would occur.	
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f.	NO IMPACT	The proposed project is not located in the vicinity of a private airstrip. Therefore, no impact would occur.	
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Impact?	Explanation	Mitigation Measures
g. NO IMPACT	A significant impact may occur if a project were to interfere with roadway operations used in conjunction with an emergency response plan or emergency evacuation plan or would generate traffic congestion that would interfere with the execution of such a plan. Santa Monica Boulevard is the closest roadway to the project site designated in the Safety Element of the City of Los Angeles General Plan as a Selected Disaster Route. This roadway is located less than one mile from the project site. However, construction of the proposed project would not substantially impede public access or travel upon Santa Monica Boulevard. Therefore, the proposed project would not interfere with an adopted emergency response plan or emergency evacuation plan.	
h. NO IMPACT	The project site is not located in a Very High Fire Severity Zone as designated by the Los Angeles Fire Department. The project site is located in the highly urbanized Hollywood area of the City that does not include wildlands or high fire hazard terrain or vegetation; therefore, no impact would occur.	

VIII. HYDROLOGY AND WATER QUALITY

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project will result in the disturbance of one or more acres of soil and the construction of approximately 130,000 square feet of industrial office space, resulting in impacts to water quality and stormwater runoff.	The project is required to obtain appropriate permits from the State Water Resources Control Board, and incorporate standard urban stormwater runoff mitigation measures.
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Due to the extensive grading required for implementation of the proposed project, the possibility that the depth of the subterranean garage will impact the integrity of an existing aquifer needs to be mitigated.	VIII b The project is required to adhere to all engineering requirements as approved by the Department of Building and Safety.
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project would substantially alter the project site, as it proposes the replacement of two existing buildings and surface parking with a new industrial office complex with underground parking. Mitigation measures are required to lessen the impacts of increased site development and possible impacts from new uses being introduced into the project area.	VIII c3 The project is required to adhere to all engineering requirements as approved by the Department of Building and Safety.

Impact?	Explanation	Mitigation Measures
d. LESS THAN SIGNIFICANT IMPACT	<p>The project site is located in an urbanized area and is currently developed with two commercial buildings and a parking lot. The proposed project would involve the demolition of all existing onsite structures and their replacement with new office structures and landscaping. As such, the proposed project would maintain a considerable amount of impermeable surface area on the project site, which could approximately maintain the amount of stormwater that would enter the groundwater system through percolation and the amount of stormwater that would enter the City's storm drains. However, the project site is not located adjacent to any stream or river, and project runoff would continue to drain into the existing City storm drain infrastructure. Therefore, the proposed project would not result in flooding due to altered drainage patterns and impacts associated with this issue would be less than significant.</p>	
e. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<p>The proposed project would involve the demolition of all existing onsite structures and their replacement with new office structures, resulting in an increased building footprint as compared to existing uses. Implementation of the proposed project would result in an increase in permeable coverage, which would reduce impacts on nearby drainage systems. Therefore, the proposed project would not result in an increase of stormwater runoff to a level that would exceed the capacity of the storm drain system currently serving the project site, and impacts would be less than significant. The proposed project would have the potential to generate short-term construction-related stormwater pollution associated with the handling, storage, and disposal of construction materials containing pollutants and the maintenance and operation of any demolition equipment that may leak fuel, oil, antifreeze, or other fluid into the storm drains surrounding the project site.</p>	<p>VIII e The project is required to incorporate standard urban stormwater runoff mitigation measures which reduce impacts to a less than significant level.</p>
f. LESS THAN SIGNIFICANT IMPACT	<p>Other than the sources discussed above, the proposed project would not include other potential sources of contamination which could degrade water quality. Therefore, the proposed project would not otherwise degrade water quality and no</p>	

Impact?	Explanation	Mitigation Measures
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		impact would occur.	
g.	NO IMPACT	The project site is not located in an area designated by the City as a 100-year flood hazard zone and is not located within an area identified by FEMA as a special flood hazard area. Therefore, there would be no impact associated with this issue.	
h.	NO IMPACT	The project site is not located in an area designated by the City as a 100-year flood hazard zone and is not located within an area identified by FEMA as a special flood hazard area. The proposed project would not be situated in an area where it would impede or redirect flood flows, as the project site is not located proximate to any bodies of water. Therefore, there would be no impact associated with this issue.	
i.	NO IMPACT	The project site is not located within a City-designated potential inundation basin. As such, the proposed project would not introduce persons or structures to flooding risks from levee or dam failure, and no impact would occur.	
j.	NO IMPACT	The project site is located approximately 8.5 miles from the Pacific Ocean and is not in the vicinity of any major water bodies; therefore, risks associated with seiches or tsunamis would be low at the project site. According to the City's Safety Element, the project site and surrounding vicinity are not located in a City designated Hillside Area. As such, impacts associated with mudflow would be less than significant.	

IX. LAND USE AND PLANNING

a.	LESS THAN SIGNIFICANT IMPACT	The project site is adjacent to multi-family residential uses to the south, and is surrounded by multi-family residential and industrial uses to the east and north. The project is located adjacent to both industrial and residential uses, and does not appear between parcels designated as residential uses. The proposed project would replace the existing on-site commercial buildings with a set of industrial office buildings. The new development would not consist of the placement of a new roadway or other physical barrier, which could physically divide an established residential community. As the proposed project would not divide an established community, no impact would occur with project implementation.	
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Impact?	Explanation	Mitigation Measures
b. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	A portion of the project does not meet local land use regulations - industrial uses are not permitted on land designated for residential uses. The project shall require approval of local land use entitlements in order to mitigate its effects on adjacent residential uses.	IX a
c. NO IMPACT	The project site and the surrounding area are part of the highly urbanized Hollywood Community and are not included in any draft or adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or State habitat conservation plan. Therefore, no impact would occur.	

X. MINERAL RESOURCES

a. NO IMPACT	The project site is located within a designated Limited Manufacturing and Medium Residential (MR1) and (R3), and is not known to contain any significant mineral resources. In addition, the project site is not located within a Surface Mining District, Major Oil Drilling Area, or an MRZ-2 Area. Therefore, no impacts associated with the loss of availability of a known statewide or regionally-important mineral resource would occur.	
b. NO IMPACT	The project site is not located within a Surface Mining District, Major Oil Drilling Area, or an MRZ-2 Area. Therefore, no impacts associated with the loss of availability of a known locally-important mineral resource would occur.	

XI. NOISE

a. LESS THAN SIGNIFICANT IMPACT	Due to the use of construction equipment during the construction phase, the proposed project would expose the surrounding off-site sensitive receptors to increased ambient exterior noise levels. Because some of the off-site noise-sensitive receptors are located at such short distances from the project site, potentially significant short-term noise impacts to sensitive receptors could occur as a result of construction activities. It should be noted, however, that the increase in noise levels at all offsite noise-sensitive locations during construction at the project site would be temporary in nature, and would not generate continuously high noise levels, although occasional single-event disturbances from grading and	
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Impact?	Explanation	Mitigation Measures
	<p>construction are possible. On-site operational noise would be generated by heating, ventilation, and air conditioning (HVAC) equipment, as well as traffic generated by the project. However, the operation of this and any other on-site stationary sources of noise would be required to comply with the LAMC, which prohibits noise from air conditioning, refrigeration, heating, pumping, and filtering equipment from exceeding the ambient noise level on the premises of other occupied properties by more than five decibels. Also, these noise sources currently exist onsite, to a lesser extent, due to the existing use of the project site. On this basis, a significant noise impact from on-site operations is not anticipated and as such, no mitigation measures are necessary.</p>	
<p>b. LESS THAN SIGNIFICANT IMPACT</p>	<p>The project proposes the construction of new industrial office space; tenants activities' associated with such spaces would not create new sources of excessive noise; noise related to the project would be related to associated office operation noise, traffic related to the project and occasional events.</p>	
<p>c. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED</p>	<p>Noise levels generated by the HVAC equipment serving the proposed project would not be allowed to exceed the ambient noise level by five decibels on the premises of the adjacent properties. However, siting new HVAC equipment away from any sensitive receptors would further mitigate any potential noise impacts to adjacent residential uses associated with the project. The subterranean parking levels of the proposed project would be fully enclosed on all sides; noise generated at these levels would not affect the existing off-site sensitive receptors located adjacent to the project site. Based on the relatively small number of parking spaces proposed for surface parking, and taking into consideration the existing surface parking area that is currently provided at the project site, the noise levels generated at this ground parking level would not result in a substantial increase in noise levels at the nearby off-site sensitive receptors. The project will introduce the potential for new noise impacts, as it comprised of more intense uses which would</p>	<p>XI a11 The project is required to observe several noise-reducing measures, including hours of construction, HVAC location, and separation between sensitive receptors and noise sources.</p>

Impact?	Explanation	Mitigation Measures
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	<p>generate high noise levels than currently exist on site. Because of the height of the proposed project, and the potential for noise to carry from the higher floors of the project to nearby adjacent uses, mitigation measures are required to minimize the impacts of the increased noise levels that would be caused through the implementation of the project.</p>	
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d.	LESS THAN SIGNIFICANT IMPACT	<p>Construction activities, in terms of noise-sensitive off-site receptors, would primarily affect the multi-family residential uses located immediately adjacent to the project site to the east, north and south. A substantial temporary or periodic increase in ambient noise levels would occur at these adjacent off-site residential uses to the project site due to construction activities. However, the increase in noise levels at the off-site multi-family residences during construction at the project site would be temporary in nature, and would not generate continuously high noise levels, although occasional single-event disturbances from grading and construction are possible.</p>	
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e.	NO IMPACT	<p>There are no airports within a two-mile radius of the project site, and the project site is not within any airport land use plan or airport hazard zone. The proposed project would not expose people to excessive noise levels associated with airport uses. No impact would occur.</p>	
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f.	NO IMPACT	<p>The project site is not located in the vicinity of a private airstrip. As no such facilities are located in the vicinity of the project site, no impact would occur.</p>	
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XII. POPULATION AND HOUSING

a.	NO IMPACT	<p>The project will not substantially increase the potential for job creation on-site, above the job creating potential of the current uses located on the project site. Because there will be no substantial increase in potential job creation, the project will have no significant impacts on population.</p>	
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b.	NO IMPACT	<p>The project site currently does not include any occupied residences. Therefore, no housing would be displaced as a result of the proposed project and no impact would occur.</p>	
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Impact?	Explanation	Mitigation Measures
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c.	NO IMPACT	The project site currently does not include any occupied residences. Therefore, a substantial number of people would not be displaced as a result of the proposed project and no impact would occur.	
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XIII. PUBLIC SERVICES

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project proposes the use and maintenance of an industrial office building; the project may result in increased demand for Fire Department service.	XIII a Project plans are required to be submitted to the Fire Department for review and approval.
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project proposes the use and maintenance of an industrial office building; the project may result in increased demand for Police Department service.	XIII b1 The applicant is required to collaborate with the Police Department to develop, implement, and maintain a strategy to minimize the potential for increased police service demand.
c.	NO IMPACT	The project proposes an industrial office use on a site that is already occupied by similar uses; the project has no impact on public school services.	
d.	NO IMPACT	The project proposes an industrial office use on a site that is already occupied by similar uses; the project has no impact on public park services.	
e.	LESS THAN SIGNIFICANT IMPACT	The project proposes an industrial office use on a site that is already occupied by similar uses; the project has no impact on other public services.	

XIV. RECREATION

a.	NO IMPACT	The project proposes an industrial office use on a site containing existing similar uses; the project has no impact on public recreational facility services.	
b.	NO IMPACT	The project proposes an industrial office use on a site containing existing similar uses; the project proposes no recreational facilities that would in themselves result in an environmental impact.	

XV. TRANSPORTATION/CIRCULATION

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	In a traffic study prepared for the project and approved by the Los Angeles Department of Transportation, potential impacts were identified at various intersections, including at Santa Monica Boulevard and Melrose Avenue. The study makes recommendations for measures to be taken to mitigate the effects of the project on traffic and circulation in the project area.	XV a1 The Los Angeles Department of Transportation (LADOT) cites a significant impact at the intersection of Melrose Avenue and Seward Street that would be generated by the project. The conditions put on the project by LADOT must be incorporated as mitigation measures in order to avoid a significant adverse impact on traffic and circulation.
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Impact?	Explanation	Mitigation Measures	
b.	LESS THAN SIGNIFICANT IMPACT	In a traffic study prepared for the project and approved by the Los Angeles Department of Transportation, potential impacts related to the Congestion Management Program (CMP) for Los Angeles County were analyzed. The traffic study found that the project would not create significant impacts at freeway monitoring locations, any street intersections monitored by the CMP, or existing or future transit services in the project area.	
c.	NO IMPACT	The proposed project does not include any aviation related uses. Therefore, no impact would occur.	
d.	LESS THAN SIGNIFICANT IMPACT	No hazardous design features or uses would be introduced under the proposed project that would create significant hazards to the surrounding roadways. Therefore, impacts related to road design features would be less than significant.	
e.	LESS THAN SIGNIFICANT IMPACT	The proposed project would provide adequate emergency access in conformance with City requirements. Furthermore, implementation of the Mitigation Measure XIII a would require the Applicant to consult with the LAFD prior to project construction, thereby further reducing any potential impacts related to emergency access and design alternatives for the project. Therefore, impacts related to emergency access would be less than significant.	
f.	NO IMPACT	The project proposes no deviation from the code-required parking for the proposed use. The City of Los Angeles Code parking requirement for the project totals 254 spaces. The project proposes a parking supply of 297 spaces. Thus, the project parking supply of 297 spaces exceeds the Code parking requirement of 254 spaces.	
g.	NO IMPACT	The project is not located in an area which requires consideration of alternative transportation amenities.	
XVI. UTILITIES			
a.	NO IMPACT	Wastewater from the project site is conveyed via municipal sewage infrastructure maintained by the City of Los Angeles Bureau of Sanitation to the Hyperion Treatment Plant (HTP). The HTP is a public facility and is, therefore, subject to the State's wastewater treatment requirements. Wastewater from	

Impact?	Explanation	Mitigation Measures
	the project site is and would continue to be treated according to the wastewater treatment requirements enforced by the Los Angeles RWQCB. Therefore, no impact would occur.	
b. LESS THAN SIGNIFICANT IMPACT	The project will result in increased wastewater generation; however, the increase is not anticipated to meet or exceed guideline thresholds of significance for adverse effect on existing wastewater treatment facilities.	
c. LESS THAN SIGNIFICANT IMPACT	The proposed project is not large enough in scale to require the construction of a new wastewater management facility. Also, the project would increase the amount of permeable surfaces located onsite, causing a reduction in surface water runoff.	
d. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project will result in increased water demand.	XVI d The applicant is required to incorporate enhanced water conservation measures to reduce water demand.
e. LESS THAN SIGNIFICANT IMPACT	The project proposes a industrial office use on a site already developed for similar uses; the project will result in an increase in wastewater generation; however, the increase is not anticipated to meet or exceed guideline thresholds of significance for adverse impact on the existing wastewater treatment capacity, and further, compliance with measure XVI d reduces the amount of generated wastewater below that of the typical user.	
f. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project will result in the increased generation of solid wastes.	XVI f The applicant is required to implement, utilize, and maintain a recycling program to minimize total solid waste sent to area landfills.
g. LESS THAN SIGNIFICANT IMPACT	The proposed use is otherwise required to dispose of collected materials at approved hazardous materials disposal sites; impacts are further reduced through compliance with measure XVI f.	
XVII. MANDATORY FINDINGS OF SIGNIFICANCE		
a. NO IMPACT	Based on the analysis contained in this Environmental Impact Analysis, with the implementation of identified mitigation measures, where applicable, the proposed project would not degrade the quality of the environment and the project does not have the potential for significant environmental impacts. The proposed project would not reduce or threaten any fish or wildlife species (endangered or	

Impact?	Explanation	Mitigation Measures
	otherwise). Furthermore, the proposed project would not eliminate important examples of the major periods of California history or pre-history, nor do the impacts have the potential to degrade the environment. Therefore, no impact would occur.	
b. LESS THAN SIGNIFICANT IMPACT	The project has been identified to result in potential environmental impacts, however, all such impacts can be mitigated to a less than significant level, and none of the impacts are identified as resulting in a cumulatively considerable impact on the environment.	
c. LESS THAN SIGNIFICANT IMPACT	With implementation of the recommended mitigation measures, the proposed project would not result in any unmitigated significant impacts. Thus, the project would not have the potential to result in substantial adverse effects on human beings and impacts would be less than significant.	