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July 20, 2015

Danny C. Lee (A)(R)  
1605 S. Catalina St.  
Los Angeles, CA 90006

**RECONSIDERATION (ADDENDUM), ENV 2010-1763-MND-REC1, 1605 SOUTH CATALINA STREET; SOUTH LOS ANGELES COMMUNITY PLAN AREA**

The Department of City Planning has issued a Reconsideration of the previously issued Mitigation Negative Declaration (ENV 2010-1763-MND) for a project described as a:

Variance to allow the continued use, maintenance and expansion of a funeral home facility in the A1-1 Zone, consisting of an existing approximately 2,898 square-foot, 28 feet in height funeral chapel building with a basement level crematorium, an existing approximately 5,198 square-foot outdoor columbarium within the northerly portion of the subject property, and an existing approximately 4,439 square-foot accessory building with a basement office level (2,482 square feet), ground level office space (1,347 square feet), carport (518 square feet) and storage shed (92 square feet).

The MND was originally issued on August 8, 2012. In a letter dated February 4, 2014, the applicant requested an environmental reconsideration (addendum) to reflect a reduction in the size of the project. The applicant now only seeks the continued use and maintenance of a 1,920 square-foot portion of the existing outdoor columbarium.

As such, the project description is revised to read as follows:

A Deemed-to-be-Approved Conditional Use Approval of Plans to allow the continued use and maintenance of approximately 1,920 square feet of outdoor columbarium structures within the northerly portion of the property, in conjunction with an existing crematory and chapel building with interior columbaria, in the A1-1 Zone.

No new potential impacts have been identified as a result of changes to the project. The Department of City Planning has determined that the previously issued Mitigated Negative Declaration (ENV 2010-1763-MND), along with the attached mitigation measures labeled "Attachment A", still serves to mitigate the impacts of the project to a less than significant level.



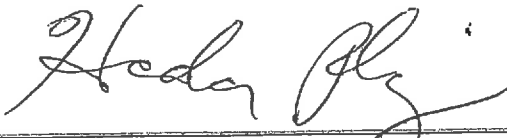
A 20-day recirculation period of the MND is required because of the addition of a new project entitlement.

A handwritten signature in black ink, appearing to read "Hadar Plafkin", with a long horizontal stroke extending to the right.

HADAR PLAFKIN  
City Planner  
Direct Telephone No. (213) 978-1370

HP:MS:aln

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

|  |  |                         |
|--|--|-------------------------|
| <b>LEAD CITY AGENCY</b><br>City of Los Angeles   | <b>COUNCIL DISTRICT</b><br>1   |                         |
| <b>PROJECT TITLE</b><br>ENV-2010-1763-MND  | <b>CASE NO.</b><br>ZA-2010-1762-ZV   |                         |
| <b>PROJECT LOCATION</b><br>1605 S CATALINA ST  |  |                         |
| <b>PROJECT DESCRIPTION</b><br><p>Variance to allow the continued use, maintenance and expansion of a funeral home facility in the A1-1 Zone, consisting of an existing approximately 2,898 square-foot, 28 feet in height funeral chapel building with a basement level crematorium, an existing approximately 5,198 square-foot outdoor columbarium within the northerly portion of the subject property, and an existing approximately 4,439 square-foot accessory building with a basement office level (2,482 square feet), ground level office space (1,347 square feet), carport (518 square feet) and storage shed (92 square feet).</p> <p>Expansion of the existing development consists of the addition of a new two-story, approximately 7,799 square-foot funeral chapel building with a maximum of 310 fixed seats above an approximately 7,799 square-foot ground level parking garage. The proposed project will also include 70 parking spaces (55 exterior, 15 interior in garage).</p> |  |                         |
| <b>NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY</b><br>Henry Chun Community Funeral Services, Inc.<br>1605 South Catalina Street<br>Los Angeles, CA 90006   |  |                         |
| <b>FINDING:</b><br><p>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</p> <p style="text-align: center;">(CONTINUED ON PAGE 2)</p>  |  |                         |
| 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.   |  |                         |
| <b>NAME OF PERSON PREPARING THIS FORM</b>  | <b>TITLE</b>   | <b>TELEPHONE NUMBER</b> |
| SHAWN KUK  | Planning Assistant   | (213) 978-1290          |
| <b>ADDRESS</b>   | <b>SIGNATURE (Official)</b>  | <b>DATE</b>             |
| 200 N. SPRING STREET, 7th FLOOR<br>LOS ANGELES, CA. 90012  |  | AUGUST 8, 2012          |

ZA 2014-0397

**I-10. Aesthetics (Landscape Plan)**

- Environmental impacts to the character and aesthetics of the neighborhood may result from project implementation. However, the potential impacts will be mitigated to a less than significant level 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 and an automatic irrigation plan, prepared by a Landscape Practitioner (Sec. 12.40-D) and to the satisfaction of the decision maker.

**I-20. 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 less than significant level by the following measures:
- A minimum five-foot wide landscape buffer shall be planted adjacent to the residential use.

**I-50. Aesthetics (Surface Parking)**

- Environmental impacts may result from project implementation due to excessive ambient heat gain resulting from the new open-spaced parking lot. However, these impacts will be mitigated to a less than significant level by the following measures:
- A minimum of one 24-inch box tree (minimum trunk diameter of two inches and a height of eight feet at the time of planting) shall be planted for every four new surface parking spaces.
- The trees shall be dispersed within the parking area so as to shade the surface parking area and shall be protected by a minimum 6-inch high curb, and landscape. An automatic irrigation plan shall be approved by the Department of City Planning.
- Palm trees shall not be considered in meeting this requirement.
- The genus or genera of the tree(s) shall provide a minimum crown of 30'- 50'. Please refer to City of Los Angeles Landscape Ordinance (Ord. No.170,978), Guidelines K - Vehicular Use Areas.

**I-90. Aesthetics (Vandalism)**

- 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 less than significant level 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, 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 street or alley, pursuant to Municipal Code Section 91.8104.15.

**I-100. 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 less than significant level by the following measures:
- On-site signs shall be limited to the maximum allowable under the Municipal Code.
- Multiple temporary signs in store windows and along building walls are not permitted.

**I-110. Aesthetics (Signage on Construction Barriers)**

- 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 less than significant level by the following measures:
- The applicant shall affix or paint a plainly visible sign, on publically accessible portions of the construction barriers, with the following language: "POST NO BILLS".
- Such language shall appear at intervals of no less than 25 feet along the length of the publically accessible portions of the barrier.
- The applicant shall be responsible for maintaining the visibility of the required signage and for maintaining the construction barrier free and clear of any unauthorized signs within 48 hours of occurrence.

**I-120. 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 less than significant level by the following measure:
- Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties or the public right-of-way.

**I-130. 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 less than significant level by the following measure:
- The exterior of the proposed structure shall be constructed of materials such as, but not limited to, high-performance and/or non-reflective tinted glass (no mirror-like tints or films) and pre-cast concrete or fabricated wall surfaces to minimize glare and reflected heat.

**III-10. Air Pollution (Demolition, Grading, and Construction Activities)**

- 
- 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 construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
- All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- Trucks having no current hauling activity shall not idle but be turned off.

**III-50. Air Pollution (Stationary)**

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

**III-60. Objectionable Odors (Commercial Trash Receptacles)**

- Environmental impacts may result from project implementation due to the location of trash receptacles near adjacent residences. However, these impacts will be mitigated to a less than significant level by the following measure:
- Open trash receptacles shall be located a minimum of 50 feet from the property line of any residential zone or use.
- Trash receptacles located within an enclosed building or structure shall not be required to observe this minimum buffer.

**V-20. Cultural Resources (Archaeological)**

- Environmental impacts may result from project implementation due to discovery of unrecorded archaeological resources. However, the potential impacts will be mitigated to a less than significant level by the following measures:
- If any archaeological materials are encountered during the course of project development, all further development activity shall halt and:
- The services of an archaeologist shall then be secured by contacting the South Central Coastal Information Center (657-278-5395) located at California State University Fullerton, or a member of the Society of Professional Archaeologist (SOPA) or a SOPA-qualified archaeologist, who shall assess the discovered material(s) and prepare a survey, study or report evaluating the impact.
- The archaeologist's survey, study or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource.
- The applicant shall comply with the recommendations of the evaluating archaeologist, as contained in the survey, study or report.
- Project development activities may resume once copies of the archaeological survey, study or report are submitted to: SCCIC Department of Anthropology, McCarthy Hall 477, CSU Fullerton, 800 North State College Boulevard, Fullerton, CA 92834.
- Prior to the issuance of any building permit, the applicant shall submit a letter to the case file indicating what, if any, archaeological reports have been submitted, or a statement indicating that no material was discovered.
- A covenant and agreement binding the applicant to this condition shall be recorded prior to issuance of a grading permit.

**V-30. Cultural Resources (Paleontological)**

- Environmental impacts may result from project implementation due to discovery of unrecorded paleontological resources. However, the potential impacts will be mitigated to a less than significant level by the following measures:
- If any paleontological materials are encountered during the course of project development, all further development activities shall halt and:
  - a. The services of a paleontologist shall then be secured by contacting the Center for Public Paleontology - USC, UCLA, California State University Los Angeles, California State University Long Beach, or the Los Angeles County Natural History Museum - who shall assess the discovered material(s) and prepare a survey, study or report evaluating the impact.
  - b. The paleontologist's survey, study or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource.
  - c. The applicant shall comply with the recommendations of the evaluating paleontologist, as contained in the survey, study or report.
  - d. Project development activities may resume once copies of the paleontological survey, study or report are submitted to the Los Angeles County Natural History Museum.
- Prior to the issuance of any building permit, the applicant shall submit a letter to the case file indicating what, if any, paleontological reports have been submitted, or a statement indicating that no material was discovered.
- A covenant and agreement binding the applicant to this condition shall be recorded prior to issuance of a grading permit.

**V-40. Cultural Resources (Human Remains)**

- Environmental impacts may result from project implementation due to discovery of unrecorded human remains.
- In the event that human remains are discovered during excavation activities, the following procedure shall be observed:
  - a. 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)
  - b. 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.
  - c. The Native American Heritage Commission will immediately notify the person it believes to be the most likely descendent of the deceased Native American.
  - d. 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.
  - e. 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;
  - f. 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-50. Cultural/Historic Resources**

- The project will result in an impact on identified cultural/historical resources. However, the impact can be reduced to a less than significant level through compliance with the following measure(s):
- To the extent that the applicant has indicated in their project plans that the existing "Chapel" (rotunda building) is not a part of any proposed changes or alterations to the site, and that any changes/alterations to the existing accessory building and proposed new funeral chapel building are sufficiently distanced from the potential historical resource ("Chapel") and is differentiated in its architectural style, fenestration and materials, the proposed project shall not include any physical alterations to the existing "Chapel" building.
- Prior to the issuance of any building permit, the applicant shall obtain approval from the Office of Historic Resources (Department of City Planning).

**VI-10. Seismic**

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

**VI-20. Erosion/Grading/Short-Term Construction Impacts**

- Short-term erosion impacts may result from the construction of the proposed project. However, these impacts can be mitigated to a less than significant level by the following measures:
- The applicant shall provide a staked signage at the site with a minimum of 3-inch lettering containing contact information for the Senior Street Use Inspector (Department of Public Works), the Senior Grading Inspector (LADBS) and the hauling or general contractor.
- 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:
  - a. 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.
  - b. Stockpiles, excavated, and exposed soil shall be covered with secured tarps, plastic sheeting, erosion control fabrics, or treated with a bio-degradable soil stabilizer.

**VII-10. Green House Gas Emissions**

- The project will result in impacts resulting in increased green house gas emissions. However, the impact can be reduced to a less than significant level through compliance with the following measure(s):
- Only low- and non-VOC-containing paints, sealants, adhesives, and solvents shall be utilized in the construction of the project.

**VIII-20. 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 less than significant level 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.
- All multiple residential buildings shall have adequate ventilation as defined in Section 91.7102 of the Municipal Code of a gas-detection system installed in the basement or on the lowest floor level on grade, and within the underfloor space in buildings with raised foundations.
- All single-family dwellings with basements shall have a gas detection system which is periodically calibrated and maintained in proper operating condition in accordance with manufacturer's installation and maintenance specifications.

**VIII-50. Human Health Hazard (Vector Control)**

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- The property shall be maintained in a neat, attractive, and safe condition at all times.
- On-site activities shall be conducted so as not to create noise, dust, odor, or other nuisances to surrounding properties.
- Trash and garbage bins shall be maintained with a lid in working condition; such lid shall be kept closed at all times.
- Trash and garbage collection bins shall be maintained in good condition and repair such that there are no holes or points of entry through which a rodent could enter.
- Trash and garbage collection containers shall be emptied a minimum of once per week.
- Trash and garbage bin collection areas shall be maintained free from trash, litter, garbage, and debris.

**IX-20. Stormwater Pollution (Demolition, Grading, and Construction Activities)**

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- 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.

- 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.
- 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.
- Pavement shall not be hosed down at material spills. Dry cleanup methods shall be used whenever possible.
- Dumpsters shall be covered and maintained. Uncovered dumpsters shall be placed under a roof or be covered with tarps or plastic sheeting.

**IX-30. Standard Urban Stormwater Mitigation Plan**

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- Environmental impacts may result from erosion carrying sediments and/or the release of toxins into the stormwater drainage channels. However, the potential impacts will be mitigated to a less than significant level by incorporating stormwater pollution control measures. 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/>):

**IX-50. Standard Urban Stormwater Mitigation Plan (Parking Lots with 25+ Spaces or Greater than 5,000 s.f.; Food Service Industry)**

- Environmental impacts may result from erosion carrying sediments and/or the release of toxins into the stormwater drainage channels. However, the potential impacts will be mitigated to a less than significant level by incorporating stormwater pollution control measures. Ordinance No. 172,176 and Ordinance No. 173,494 specify Stormwater and Urban Runoff Pollution Control which requires the application of Best Management Practices (BMPs). Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. Applicants must meet the requirements of the Standard Urban Stormwater Mitigation Plan (SUSMP) approved by Los Angeles Regional Water Quality Control Board, including the following: (A copy of the SUSMP can be downloaded at: <http://www.swrcb.ca.gov/rwqcb4/>).
- Project applicants are required to implement stormwater BMPs to treat and infiltrate the runoff from a storm event producing 3/4 inch of rainfall in a 24 hour period. The design of structural BMPs shall be in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard is required.
- Post development peak stormwater runoff discharge rates shall not exceed the estimated pre-development rate for developments where the increase peak stormwater discharge rate will result in increased potential for downstream erosion.
- 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.
- Promote natural vegetation by using parking lot islands and other landscaped areas.
- Any connection to the sanitary sewer must have authorization from the Bureau of Sanitation.
- All storm drain inlets and catch basins within the project area must be stenciled with prohibitive language (such as NO DUMPING - DRAINS TO OCEAN) and/or graphical icons to discourage illegal dumping.
- Signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, must be posted at public access points along channels and creeks within the project area.
- Legibility of stencils and signs must be maintained.
- Materials with the potential to contaminate stormwater must be: (1) placed in an enclosure such as, but not limited to, a cabinet, shed, or similar stormwater conveyance system; or (2) protected by secondary containment structures such as berms, dikes, or curbs.
- The storage area must be paved and sufficiently impervious to contain leaks and spills.
- The storage area must have a roof or awning to minimize collection of stormwater within the secondary containment area.
- 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.
- **(Parking Lots with 25 or More Spaces or 5,000 Square feet of Lot Area: Residential, Commercial, Industrial, Public Facility)**
- Trash container areas must have drainage from adjoining roofs and pavement diverted around the area(s).



- Trash container areas must be screened or walled to prevent off-site transport of trash.
- Reduce impervious land coverage of parking lot areas.
- Infiltrate runoff before it reaches the storm drain system.
- Runoff must be treated prior to release into the storm drain. Three types of treatments are available, (1) dynamic flow separator; (2) a filtration or (3) infiltration. Dynamic flow separator uses hydrodynamic force to remove debris, and oil and grease, and are located underground. Filtration involves catch basins with filter inserts. Filter inserts must be inspected every six months and after major storms, cleaned at least twice a year. Infiltration methods are typically constructed on-site and are determined by various factors such as soil types and groundwater table.
- Prescriptive Methods detailing BMPs specific to this project category are available. Applicants are encouraged to incorporate the prescriptive methods into the design plans. These Prescriptive Methods can be obtained at the Public Counter or downloaded from the City's website at: [www.lastormwater.org](http://www.lastormwater.org). (See Exhibit D).

IX-60.

**Standard Urban Stormwater Mitigation Plan (Commercial/Industrial Development Lot 43,560+ sf; Gas Station/Automobile Maintenance and Repair)**

- Environmental impacts may result from erosion carrying sediments and/or the release of toxins into the stormwater drainage channels. However, the potential impacts will be mitigated to a less than significant level 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/>).
- Cover loading dock areas or design drainage to minimize run-on and run-off of stormwater.
- Direct connections to storm drains from depressed loading docks (truck wells) are prohibited.
- Repair/maintenance bays must be indoors or designed in such a way that doesn't allow stormwater run-on or contact with stormwater runoff.
- Design repair/maintenance bay drainage system to capture all washwater, leaks and spills. Connect drains to a standard sump for collection and disposal. Direct connection of the repair/maintenance bays to the storm drain system is prohibited. If required, obtain an Industrial Waste Discharge Permit.
- Vehicle/equipment wash areas must be self-contained and/or covered, equipped with a clarifier, or other pretreatment facility, and properly connected to the sanitary sewer.
- Cleaning of vehicles and equipment to be performed within designated covered or bermed wash area paved with Portland concrete, sloped for wash water collection, and with a pretreatment facility for wash water before discharging to a properly connected sanitary sewer with a CPI type oil/water separator. The separator unit must be: designed to handle the quantity of flows; removed for cleaning on a regular basis (at least twice a year) to remove any solids; and the oil absorbent pads must be replaced regularly, once in fall just before the wet season, and in accordance with manufacturer' specifications.
- Reduce the use of hazardous materials and waste by: using detergent-based or water-based cleaning systems, non-caustic detergents for parts cleaning, and/or non-chlorinated solvents; and avoid chlorinated compounds, petroleum distillates, phenols, and formaldehyde.
- Store above ground liquid storage tanks (drums and dumpsters) in designated areas with impervious surfaces in order to contain leaks and spills. Install a secondary containment system such as berms, curbs, dikes, liners, vaults, and double-wall tanks. Use drip pans or absorbent materials whenever grease containers are emptied. Where used oil or dangerous waste is stored, a dead-end sump should be installed in the drain. For all other liquids including antifreeze and radiator flush, the drain should be properly connected to a sanitary sewer with a positive control such as a lock, valve, or plug to prevent release of contaminated liquids.
- 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.
- **(Commercial and Industrial Development with Lot Size 43,560+ sf):**
- 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.
- The following activities are to be conducted under proper cover with drain routed to the sanitary sewer: a) storage of industrial wastes; b) handling or storage of hazardous wastes; c) metal fabrication or pre-cast concrete fabrication; d) welding, cutting or assembly; and e) painting, coating or finishing.

- 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.
- Convey runoff safely from the tops of slopes and stabilize disturbed slopes.
- Utilize natural drainage systems to the maximum extent practicable.
- Control or reduce or eliminate flow to natural drainage systems to the maximum extent practicable.
- Stabilize permanent channel crossings.
- Protect slopes and channels and reduce run-off velocities by complying with Chapter IX, Division 70 of the Los Angeles Municipal Code and utilizing vegetation (grass, shrubs, vines, ground covers, and trees) to provide long-term stabilization of soil.
- 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.

**XII-10. Increased Noise Levels (Landscape Buffer)**

- Environmental impacts to the adjacent residential properties may result due to the project. However, the potential impact will be mitigated to a less than significant level by the following measures:
- A minimum five-foot wide landscape buffer shall be planted adjacent to the residential use.
- A landscape plan prepared by a licensed Landscape Architect shall be submitted for review and approval by the decision maker.

**XII-20. Increased Noise Levels (Demolition, Grading, and Construction Activities)**

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

**XII-40. Increased Noise Levels (Parking Structure Ramps)**

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

**XII-50. 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 less than significant level 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 window openings shall be permitted along the side(s) of the new funeral chapel building that face abutting residential uses. All other windows shall be of double pane variety to insulate interior noise.

**XII-90. Increased Noise Levels (Public Address and Paging System)**

- Environmental impacts to the adjacent residential properties may result due to outdoor public address or paging systems on the site. However, these impacts will be mitigated to a less than significant level by the following measures:

- Any outdoor address or paging systems shall be designed by a qualified audio sound engineer with the following minimum specifications.
- Only low-pressure type speakers shall be used which are designed to have a minimum coverage area of approximately 400 square feet each.
- Distance between speakers shall not exceed 40 feet.
- Amplified signals shall be inaudible beyond the boundaries of the subject property.

**XIV-10. 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 less than significant level 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.

**XIV-40. Public Services (Construction Activity Near Schools)**

- Environmental impacts may result from project implementation due to the close proximity of the project to a school. However, the potential impact will be mitigated to a less than significant level by the following measures:
- The developer and contractors shall maintain ongoing contact with administrator of \_\_\_\_\_ school. The administrative offices shall be contacted when demolition, grading and construction activity begin on the project site so that students and their parents will know when such activities are to occur. The developer shall obtain school walk and bus routes to the schools from either the administrators or from the LAUSD's Transportation Branch (323)342-1400 and guarantee that safe and convenient pedestrian and bus routes to the school be maintained.
- The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
- There shall be no staging or parking of construction vehicles, including vehicles to transport workers on any of the streets adjacent to the school.
- Due to noise impacts on the schools, no construction vehicles or haul trucks shall be staged or idled on these streets during school hours.

**XVI-40. Safety Hazards**

- Environmental impacts may result from project implementation due to hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses. However, the potential impacts can be mitigated to a less than significant level by the following measure:
- The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
- Prior to the issuance of building permits or a certificate of occupancy, the applicant shall submit and obtain approval of a parking and driveway plan from the Bureau of Engineering and the Department of Transportation that incorporates design features intended to reduce accidents on and around the project site.

**XVI-50. Inadequate Emergency Access**

- Environmental impacts may result from project implementation due to inadequate emergency access. However, these impacts can be mitigated to a less than significant level by the following measure:
- Prior to the issuance of building permits or a certificate of occupancy, the applicant shall submit and obtain approval of a parking and driveway plan from the Bureau of Engineering and the Department of Transportation that ensures code required emergency access.

**XVII-10. Utilities (Local Water Supplies - Landscaping)**

- 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 less than significant level 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).
- In addition to the requirements of the Landscape Ordinance, the landscape plan shall incorporate the following:
- Weather-based irrigation controller with rain shutoff

- Matched precipitation (flow) rates for sprinkler heads
- Drip/microspray/subsurface irrigation where appropriate
- Minimum irrigation system distribution uniformity of 75 percent
- Proper hydro-zoning, turf minimization and use of native/drought tolerant plan materials
- Use of landscape contouring to minimize precipitation runoff
- A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for existing and expanded irrigated landscape areas totaling 5,000 sf. and greater.

**XVII-20. Utilities (Local Water Supplies - All New Construction)**

- 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 less than significant level by the following measures:
- Install 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.
- Install restroom faucets with a maximum flow rate of 1.5 gallons per minute.
- A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for all landscape irrigation uses.
- 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.)
- The above water conservation techniques/facilities are only applicable to the surface parking lot and new two-story funeral chapel building. Any/all alterations or retrofitting of the existing rotunda chapel building shall be approved by the Office of Historic Resources prior to the issuance of building permits.

**XVII-30. Utilities (Local Water Supplies - New Commercial or Industrial)**

- 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 less than significant level by the following measures:
- All restroom faucets shall be of a self-closing design.

**XVII-90. Utilities (Solid Waste Recycling)**

- Environmental impacts may result from project implementation due to the creation of additional solid waste. However, this potential impact will be mitigated to a less than significant level by the following measure:
- **(Operational)** 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.
- **(Construction/Demolition)** 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.
- **(Construction/Demolition)** To facilitate on-site separation and recycling of demolition- and construction-related wastes, the contractor(s) shall provide temporary waste separation bins on-site during demolition and construction. These bins shall be emptied and the contents recycled accordingly as a part of the project's regular solid waste disposal program.

**XVII-100. Utilities (Solid Waste Disposal)**

- 
- All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle demolition and construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, bricks, metals, wood, and vegetation. Non recyclable materials/wastes shall be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.

**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)

|   |   |              |
|---|---|--------------|
| <b>LEAD CITY AGENCY:</b><br>City of Los Angeles   | <b>COUNCIL DISTRICT:</b><br>CD 1 - ED P. REYES  | <b>DATE:</b> |
| <b>RESPONSIBLE AGENCIES:</b> Department of City Planning  |   |              |
| <b>ENVIRONMENTAL CASE:</b><br>ENV-2010-1763-MND   | <b>RELATED CASES:</b><br>ZA-2010-1762-ZV  |              |
| <b>PREVIOUS ACTIONS CASE NO.:</b><br>ZAI-1789   | <input type="checkbox"/> Does have significant changes from previous actions.<br><input type="checkbox"/> Does NOT have significant changes from previous actions |              |
| <b>PROJECT DESCRIPTION:</b><br>TO PERMIT A 7,050 SF. FUNERAL PARLOR BASED ON A 4,568 SF. ADDITION TO AN EXISTING 2.986 SF FUNERAL PARLOR IN THE A1-1 ZONE, WITH 66 PARKING SPACES.  |   |              |
| <b>ENV PROJECT DESCRIPTION:</b><br><p>Variance to allow the continued use, maintenance and expansion of a funeral home facility in the A1-1 Zone, consisting of an existing approximately 2,898 square-foot, 28 feet in height funeral chapel building with a basement level crematorium, an existing approximately 5,198 square-foot outdoor columbarium within the northerly portion of the subject property, and an existing approximately 4,439 square-foot accessory building with a basement office level (2,482 square feet), ground level office space (1,347 square feet), carport (518 square feet) and storage shed (92 square feet).</p> <p>Expansion of the existing development consists of the addition of a new two-story, approximately 7,799 square-foot funeral chapel building with a maximum of 310 fixed seats above an approximately 7,799 square-foot ground level parking garage. The proposed project will also include 70 parking spaces (55 exterior, 15 interior in garage).</p>   |   |              |
| <b>ENVIRONMENTAL SETTINGS:</b><br><p>The subject property consists of a single, slightly sloped (less than 10%) lot, approximately 54,177 square feet in area with street frontages of approximately 288 feet along Catalina Street and 188 feet along Venice Boulevard. The subject property lies within the South Los Angeles Community Plan Area and is zoned A1-1 and designated for Open Space uses.</p> <p>The subject property is currently developed with an approximately 2,898 square-foot, 28 feet in height funeral chapel building with a basement level crematorium, an approximately 5,198 square-foot outdoor columbarium within the northerly portion of the subject property, and an existing approximately 4,439 square-foot accessory building with a basement office level (2,482 square feet), ground level office space (1,347 square feet), carport (518 square feet) and storage shed (92 square feet), and surface parking spaces. The existing development was designated by the City of Los Angeles as part of registered Historic Monument No. LA-330 (Rosedale Cemetery) in 1987.</p> <p>The adjacent properties to the east, across Catalina Street, are zoned CM-2 (Venice Boulevard frontage), RD1.5-1 and developed with one-story one- and two-family dwellings, and a one-story restaurant equipment and supply store and surface parking lot. The adjacent properties to the north, across Venice Boulevard is zoned [Q]RD5-1 and developed with a private school (Loyola High School). The adjacent property to the west is zoned A1-1 and developed with a cemetery (Rosedale Cemetery – City of Los Angeles Historic Monument No. LA-330). The adjacent properties to the south are zoned RD1.5-1 and developed with two-story multi-family residential buildings.</p> <p>Catalina Street, adjoining the subject property to the east, is a designated Local Street dedicated to a width of 60 feet and improved with asphalt roadway, concrete gutters, curbs, sidewalks and landscaped parkways. Venice Boulevard, adjoining the property to the north, is a designated Secondary Highway dedicated to varying widths of 80.5 feet and 75 feet along the property frontage, and is improved with asphalt roadway, concrete gutters, curbs and sidewalks.</p> <p>The subject property is located within a Methane Zone and within 0.6 kilometers of the nearest known fault. There are no other known geological or natural hazards associated with the subject property. Fire protection service is provided by Division 1, Battalion 11,</p> |   |              |

Station 13 of the Los Angeles Fire Department. Police services are provided by the Olympic Division/Station, West Bureau of the Los Angeles Police Department.

|  |  |  |
|--|--|--|
| <b>PROJECT LOCATION:</b><br>1605 S CATALINA ST   |  |  |
| <b>COMMUNITY PLAN AREA:</b><br>SOUTH LOS ANGELES<br><b>STATUS:</b><br><input type="checkbox"/> Does Conform to Plan<br><input type="checkbox"/> Does NOT Conform to Plan | <b>AREA PLANNING COMMISSION:</b><br>SOUTH LOS ANGELES  | <b>CERTIFIED NEIGHBORHOOD COUNCIL:</b><br>PICO UNION |
| <b>EXISTING ZONING:</b><br>A1-1  | <b>MAX. DENSITY/INTENSITY ALLOWED BY ZONING:</b>   | <b>LA River Adjacent:</b><br>NO                      |
| <b>GENERAL PLAN LAND USE:</b><br>OPEN SPACE  | <b>MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION:</b><br><b>PROPOSED PROJECT DENSITY:</b> |  |

## 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.

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Planning Assistant

(213) 978-1290

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Signature

Title

Phone

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### Evaluation Of Environmental Impacts:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of a mitigation measure has reduced an effect from "Potentially Significant Impact" to "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
5. Earlier analyses may 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 whatever 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<br><input type="checkbox"/> AGRICULTURE AND FOREST RESOURCES<br><input checked="" type="checkbox"/> AIR QUALITY<br><input type="checkbox"/> BIOLOGICAL RESOURCES<br><input checked="" type="checkbox"/> CULTURAL RESOURCES<br><input checked="" type="checkbox"/> GEOLOGY AND SOILS | <input checked="" type="checkbox"/> GREEN HOUSE GAS EMISSIONS<br><input checked="" type="checkbox"/> HAZARDS AND HAZARDOUS MATERIALS<br><input checked="" type="checkbox"/> HYDROLOGY AND WATER QUALITY<br><input type="checkbox"/> LAND USE AND PLANNING<br><input type="checkbox"/> MINERAL RESOURCES<br><input checked="" type="checkbox"/> NOISE | <input type="checkbox"/> POPULATION AND HOUSING<br><input checked="" type="checkbox"/> PUBLIC SERVICES<br><input type="checkbox"/> RECREATION<br><input checked="" type="checkbox"/> TRANSPORTATION/TRAFFIC<br><input checked="" type="checkbox"/> UTILITIES AND SERVICE SYSTEMS<br><input type="checkbox"/> MANDATORY FINDINGS OF SIGNIFICANCE |
|--|--|---|

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

### *Background*

**PROPONENT NAME:**

Henry Chun  
 Community Funeral Services, Inc.

**PHONE NUMBER:**

(323) 731-4040

**APPLICANT ADDRESS:**

1605 South Catalina Street  
 Los Angeles, CA 90006

**AGENCY REQUIRING CHECKLIST:**

Department of City Planning

**DATE SUBMITTED:**

06/28/2010

**PROPOSAL NAME (if Applicable):**

| Potentially significant impact | Potentially significant unless mitigation incorporated | Less than significant impact | No impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

| <b>I. AESTHETICS</b>                        |   |   |   |   |
|---|---|---|---|---|
| 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 within a state 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?  | ✓ |   |   |
| <b>II. AGRICULTURE AND FOREST RESOURCES</b> |   |   |   |   |
| a.  | Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?  |   |   | ✓ |
| b.  | Conflict with existing zoning for agricultural use, or a Williamson Act contract?   |   | ✓ |   |
| c.  | Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?                       |   |   | ✓ |
| d.  | Result in the loss of forest land or conversion of forest land to non-forest use?   |   |   | ✓ |
| e.  | Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?   |   |   | ✓ |
| <b>III. AIR QUALITY</b>                     |   |   |   |   |
| a.  | Conflict with or obstruct implementation of the applicable air quality 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 project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?                      |   |   | ✓ |
| d.  | Expose sensitive receptors to substantial pollutant concentrations?   | ✓ |   |   |
| e.  | Create objectionable odors affecting a substantial number of people?  | ✓ |   |   |
| <b>IV. BIOLOGICAL RESOURCES</b>             |   |   |   |   |
| a.  | Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and 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 local or regional plans, policies, regulations or by the California Department of Fish and Game or US 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?   |   |   | ✓ |
| e.  | Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?  |   |   | ✓ |
| 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?   |   |   | ✓ |
| <b>V. CULTURAL RESOURCES</b>                |   |   |   |   |

| Potentially significant impact | Potentially significant unless mitigation incorporated | Less than significant impact | No impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

|    |   |   |  |  |
|----|---|---|--|--|
| a. | Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?    | ✓ |  |  |
| b. | Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 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. | Expose 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. | Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Strong seismic ground shaking?  | ✓ |   |   |
| c. | Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Seismic-related ground failure, including liquefaction?   |   |   | ✓ |
| d. | Expose 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 potentially 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. GREEN HOUSE GAS EMISSIONS

|    |   |   |   |  |
|----|---|---|---|--|
| a. | Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?      | ✓ |   |  |
| b. | Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? |   | ✓ |  |

#### VIII. 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?  | ✓ |   |   |
| 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 people residing or working in the project area?  |   |   | ✓ |
| g. | Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?  |   | ✓ |   |

| Potentially significant impact | Potentially significant unless mitigation incorporated | Less than significant impact | No impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

|    |   |  |  |   |
|----|---|--|--|---|
| 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? |  |  | ✓ |
|----|---|--|--|---|

**IX. HYDROLOGY AND WATER QUALITY**

|    |   |   |   |   |
|----|---|---|---|---|
| a. | Violate any water quality standards or waste discharge requirements?  |   | ✓ |   |
| b. | Substantially deplete groundwater supplies or interfere substantially 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 preexisting nearby wells would drop to a level which would not support existing land uses or planned 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 a 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 hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?   |   |   | ✓ |
| h. | Place within a 100-year flood hazard area 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?  |   |   | ✓ |

**X. LAND USE AND PLANNING**

|    |  |  |   |   |
|----|--|--|---|---|
| a. | Physically divide an established community?  |  | ✓ |   |
| b. | Conflict with any 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, local 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?   |  |   | ✓ |

**XI. 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? |  |  | ✓ |

**XII. NOISE**

|    |  |   |   |   |
|----|--|---|---|---|
| a. | Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? |   | ✓ |   |
| b. | Exposure of persons 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?  | ✓ |   |   |

| Potentially significant impact | Potentially significant unless mitigation incorporated | Less than significant impact | No impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

|                                     |   |  |   |   |   |
|-------------------------------------|---|--|---|---|---|
| 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?   |  |   |   | ✓ |
| <b>XIII. POPULATION AND HOUSING</b> |   |  |   |   |   |
| 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?  |  |   |   | ✓ |
| <b>XIV. PUBLIC SERVICES</b>         |   |  |   |   |   |
| a.                                  | Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Fire protection?         |  | ✓ |   |   |
| b.                                  | Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Police protection?       |  |   | ✓ |   |
| c.                                  | Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Schools?                 |  |   |   | ✓ |
| d.                                  | Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Parks?                   |  |   |   | ✓ |
| e.                                  | Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Other public facilities? |  | ✓ |   |   |
| <b>XV. RECREATION</b>               |   |  |   |   |   |
| 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?  |  |   |   | ✓ |
| <b>XVI. TRANSPORTATION/TRAFFIC</b>  |   |  |   |   |   |
| a.                                  | Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?                        |  |   |   | ✓ |

| Potentially significant impact | Potentially significant unless mitigation incorporated | Less than significant impact | No impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

|    |   |   |  |   |
|----|---|---|--|---|
| b. | Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?   |   |  | ✓ |
| 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 due 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. | Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities supporting alternative transportation (e.g., bus turnouts, bicycle racks)? |   |  | ✓ |

#### XVII. UTILITIES AND SERVICE SYSTEMS

|    |  |   |   |  |
|----|--|---|---|--|
| 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 storm water 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 resources, 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 project's projected demand in addition to the provider's existing commitments? |   | ✓ |  |
| f. | Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?  | ✓ |   |  |
| g. | Comply with federal, state, and local statutes and regulations related to solid waste?   |   | ✓ |  |

#### XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

|    |   |  |   |  |
|----|---|--|---|--|
| a. | Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? |  | ✓ |  |
| b. | Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?   |  | ✓ |  |
| c. | Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?  |  | ✓ |  |

Note: Authority cited: Sections 21083, 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080, 21083.05, 21095, Pub. Resources Code; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

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-2010-1763-MND** and the associated case(s), **ZA-2010-1762-ZV**. 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/](http://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:      |
|--------------|--------------------|----------------|------------|
| SHAWN KUK    | Planning Assistant | (213) 978-1290 | 07/03/2012 |

| Impact? | Explanation | Mitigation Measures |
|---------|-------------|---------------------|
|---------|-------------|---------------------|

APPENDIX A: ENVIRONMENTAL IMPACTS EXPLANATION TABLE

| <b>I. AESTHETICS</b>                        |  |  |
|---|--|--|
| a.  | NO IMPACT  | The proposed project is located in the flat lands and not near any scenic vistas.  |
| b.  | NO IMPACT  | No such scenic resources are located within the project site.  |
| c.  | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | <p>The proposed project includes the construction of a new two-story funeral chapel building consisting of an approximately 7,799 square-foot congregation space on the second floor above an approximately 7,799 square-foot parking garage with 15 parking spaces. Exterior surface parking will be expanded to include 55 spaces. The subject property abuts existing residential uses, both single-family and multi-family, to its east and south, and an existing historic cemetery (Angelus Rosedale Cemetery - City of Los Angeles Historic Monument No. LA-330) to the west. As such, further intensification of the commercial uses associated with the proposed project will result in a potentially significant aesthetic impact to the surrounding existing uses unless mitigated.</p> |
| d.  | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | <p>The proposed project includes the construction of a new two-story funeral chapel building adjacent to existing residential uses and a cemetery. As such, the project will result in potentially significant light and glare impacts on the surrounding existing uses unless mitigated.</p>  |
| <b>II. AGRICULTURE AND FOREST RESOURCES</b> |  |  |
| a.  | NO IMPACT  | The subject property is located within an urbanized area of the city. There are no existing agricultural uses associated with the subject property or within the immediate surroundings.   |
| b.  | LESS THAN SIGNIFICANT IMPACT                           | The subject property is zoned A1-1, however, is designated for Open Space uses within the South Los Angeles Community Plan Area. Furthermore, there are no existing agricultural uses associated with the subject property and as such any impact to agricultural zoning regulations will be to a less than significant level.   |



| Impact? | Explanation | Mitigation Measures |
|---------|-------------|---------------------|
|---------|-------------|---------------------|

|    |           |   |  |
|----|-----------|---|--|
| c. | NO IMPACT | There are no existing forest lands associated with the subject property or within the immediate surroundings.                 |  |
| d. | NO IMPACT | There are no existing forest lands associated with the subject property or within the immediate surroundings.                 |  |
| e. | NO IMPACT | There are no existing agricultural or forest lands associated with the subject property or within the immediate surroundings. |  |

### III. AIR QUALITY

|    |  |   |  |
|----|--|---|--|
| a. | NO IMPACT  | The applicant is not proposing any expansion of the existing crematorium facilities and as such, the project will not result in any significant adverse air quality impacts typically associated with cremation activity. Proposed intensification of uses on the property is limited to the development of a new two-story, approximately 7,799 square-foot funeral chapel building with a 15-space parking garage which will not result in any significant adverse air quality impacts. |  |
| b. | NO IMPACT  | The applicant is not proposing any expansion of the existing crematorium facilities and as such, the project will not result in any significant adverse air quality impacts typically associated with cremation activity. Proposed intensification of uses on the property is limited to the development of a new two-story, approximately 7,799 square-foot funeral chapel building with a 15-space parking garage which will not result in any significant adverse air quality impacts. |  |
| c. | NO IMPACT  | The applicant is not proposing any expansion of the existing crematorium facilities and as such, the project will not result in any significant adverse air quality impacts typically associated with cremation activity. Proposed intensification of uses on the property is limited to the development of a new two-story, approximately 7,799 square-foot funeral chapel building with a 15-space parking garage which will not result in any significant adverse air quality impacts. |  |
| d. | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | <b>The subject property is located within the Southern California Air Quality Management District (SCAQMD), a known air quality non-attainment area. The proposed new two-story funeral chapel facility will expose future</b>  | <b>III-10, III-50</b><br>Applicant is required to comply with construction related air quality mitigation measures and install an indoor air filtration system that meets or exceeds MERV 11 standard within |

| Impact? | Explanation | Mitigation Measures |
|---------|-------------|---------------------|
|---------|-------------|---------------------|

|    |  |  |  |
|----|--|--|--|
|    |  | occupants (sensitive receptors) to related pollutants and otherwise result in a potentially significant adverse air quality impact unless mitigated.   | the proposed new funeral chapel building.  |
| e. | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | The intensification of the commercial use of the subject property anticipated by the proposed expansion of the site (i.e. new two-story funeral chapel building) will result in a potentially significant adverse air quality impact with respect to the creation of objectionable odors emanating from on-site commercial trash receptacles unless mitigated. | III-60<br>Applicant is required to maintain commercial trash receptacles within an enclosed area or at a minimum distance of 50 feet from abutting residential uses. |

#### IV. BIOLOGICAL RESOURCES

|    |           |  |  |
|----|-----------|--|--|
| a. | NO IMPACT | There are no known biological resources associated with the subject property. Additionally, there are no existing trees proposed for removal or relocation and as such, the proposed project will not result in any significant biological resource impacts. |  |
| b. | NO IMPACT | There are no known biological resources associated with the subject property. Additionally, there are no existing trees proposed for removal or relocation and as such, the proposed project will not result in any significant biological resource impacts. |  |
| c. | NO IMPACT | There are no known biological resources associated with the subject property. Additionally, there are no existing trees proposed for removal or relocation and as such, the proposed project will not result in any significant biological resource impacts. |  |
| d. | NO IMPACT | There are no known biological resources associated with the subject property. Additionally, there are no existing trees proposed for removal or relocation and as such, the proposed project will not result in any significant biological resource impacts. |  |
| e. | NO IMPACT | There are no known biological resources associated with the subject property. Additionally, there are no existing trees proposed for removal or relocation and as such, the proposed project will not result in any significant biological resource impacts. |  |

| Impact? | Explanation | Mitigation Measures |
|---------|-------------|---------------------|
|---------|-------------|---------------------|

|    |           |  |  |
|----|-----------|--|--|
| f. | NO IMPACT | There are no known biological resources associated with the subject property. Additionally, there are no existing trees proposed for removal or relocation and as such, the proposed project will not result in any significant biological resource impacts. |  |
|----|-----------|--|--|

**V. CULTURAL RESOURCES**

|    |  |   |   |
|----|--|---|---|
| a. | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | City records indicate that a portion of the existing development on the subject property, the rotunda chapel building, was at one time associated with the abutting Angelus Rosedale Cemetery facilities, currently a designated city historic monument (Monument No. LA-330). Staff received written guidance from Office of Historic Resources (Department of City Planning) staff (see attached Exhibit "A") acknowledging "a technical error in [the Zoning Information and Map Access System] by which the subject property is flagged as [Historic Cultural Monument No. 330] Rosedale Cemetery" and that "this is incorrect as the subject property lies outside the boundaries of the HCM." However, OHR staff also indicated in the same correspondence that "based on reviewing photographs and other material regarding the subject buildings at 1605 Catalina Street...the Office of Historic Resources has determined that one building on the project site ("Chapel" built in 1906) may be potentially eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, or eligible for local designation as a Historic-Cultural Monument." As such, the proposed project will result in a potentially significant adverse historical resource impact unless mitigated. | V-50<br>Per recommendation received from the Office of Historic Resources, the proposed project shall not include any alterations to the existing chapel building. Applicant is otherwise required to obtain approval of any building permit from the Office of Historic Resources. |
|----|--|---|---|

|    |  |   |  |
|----|--|---|--|
| b. | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | Applicant has indicated that they intend to import/export approximately 950 cubic yards of dirt in conjunction with the proposed project and as such the anticipated grading activity will result in a potentially significant adverse cultural (archaeological) resources impact unless mitigated. | V-20<br>Applicant shall comply with guidelines detailed in Measure V-20 in the event that any archaeological materials are discovered during project implementation. |
|----|--|---|--|

| Impact? | Explanation | Mitigation Measures |
|---------|-------------|---------------------|
|---------|-------------|---------------------|

|    |  |   |   |
|----|--|---|---|
| c. | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | Applicant has indicated that they intend to import/export approximately 950 cubic yards of dirt in conjunction with the proposed project and as such the anticipated grading activity will result in a potentially significant adverse cultural (paleontological) resources impact unless mitigated.  | V-30<br>Applicant shall comply with guidelines detailed in Measure V-30 in the event that any paleontological materials are discovered during project implementation. |
| d. | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | Applicant has indicated that they intend to import/export approximately 950 cubic yards of dirt in conjunction with the proposed project. Records also indicate that the subject property was utilized in conjunction with an abutting cemetery (Angelus Rosebud Cemetery) development. As such the anticipated grading activity will result in a potentially significant adverse cultural (human remains) resources impact unless mitigated. | V-40<br>Applicant shall comply with guidelines detailed in Measure V-40 in the event that any human remains are discovered during project implementation.             |

#### VI. GEOLOGY AND SOILS

|    |  |  |   |
|----|--|--|---|
| a. | LESS THAN SIGNIFICANT IMPACT                           | Any potentially significant impacts therein will be reduced to a less than significant level through the applicant's compliance with Measures VI-10 and VI-20.   |   |
| b. | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | Proposed project includes the construction of a new two-story funeral chapel building and significant grading activity (import/export of approximately 950 cubic yards of dirt). The subject property is located within 0.6 kilometers from the nearest known fault and in a Methane Zone. As such, the proposed project will result in a potentially significant adverse geology and soils impact unless mitigated. | VI-10, VI-20<br>Applicant shall comply with state uniform building code seismic standards and construction related mitigation measures. |
| c. | NO IMPACT  | ZIMAS property profile does not indicate the presence of any liquefaction issues associated with the subject property.   |   |
| d. | NO IMPACT  | ZIMAS property profile does not indicate the presence of any land slide issues associated with the subject property.   |   |
| e. | LESS THAN SIGNIFICANT IMPACT                           | Any potentially significant impacts therein will be reduced to a less than significant level through the applicant's compliance with Measures VI-10 and VI-20.   |   |
| f. | LESS THAN SIGNIFICANT IMPACT                           | Any potentially significant impacts therein will be reduced to a less than significant level through the applicant's compliance with Measures VI-10 and VI-20.   |   |
| g. | LESS THAN SIGNIFICANT IMPACT                           | Any potentially significant impacts therein will be reduced to a less than significant level through the applicant's compliance with Measures VI-10 and VI-20.   |   |

| Impact? | Explanation | Mitigation Measures |
|---------|-------------|---------------------|
|---------|-------------|---------------------|

|    |           |  |  |
|----|-----------|--|--|
| h. | NO IMPACT | Applicant has not indicated the presence or proposed use of septic tank systems in conjunction with the project. |  |
|----|-----------|--|--|

**VII. GREEN HOUSE GAS EMISSIONS**

|    |  |  |  |
|----|--|--|--|
| a. | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | <b>Proposed expansion (funeral chapele building and parking) of the existing development will result in a potentially significant adverse green house gas emissions impact unless mitigated.</b> | <b>VII-10 Applicant shall comply with building materials guidelines to minimize green house gas emissions anticipated from the proposed expansion.</b> |
| b. | LESS THAN SIGNIFICANT IMPACT                           | Any potentially significant impacts therein will be reduced to a less than significant level through the applicant's compliance with Measure VII-10.   |  |

**VIII. HAZARDS AND HAZARDOUS MATERIALS**

|    |  |  |  |
|----|--|--|--|
| a. | NO IMPACT  | To the extent that there may exist the presence of hazardous materials or the routine use, transport or disposal of such in association with the existing crematorium on the subject property, and in that the project plans are explicit in indicating that there is no proposed expansion of the existing crematorium facilities, any resulting hazardous materials impact will be to a less than significant level. |  |
| b. | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | <b>Subject property is located adjacent to existing residential uses and within a Methane Zone. Applicant is proposing the construction of a new two-story funeral chapel with significant grading activity. As such, the proposed project will result in a potentially significant adverse hazards impact unless mitigated.</b>   | <b>VIII-20, VIII-50 Applicant shall comply with Methan Gas and Vector control (human health hazard) mitigation measures detailed in VIII-20 and VIII-50.</b> |
| c. | LESS THAN SIGNIFICANT IMPACT                           | The subject property is located within a quarter mile of an existing school (Loyala High School) however, to the extent that there is to be no expansion of the existing crematorium facilities in conjunction with the proposed project, any resulting hazardous materials impact will be to a less than significant level.   |  |
| d. | NO IMPACT  | ZIMAS property profile does not indicate that the subject property is included on such a list.   |  |
| e. | NO IMPACT  | Subject property is not associated with an airport land use plan.  |  |
| f. | NO IMPACT  | Subject property is not within a private air strip.  |  |
| g. | LESS THAN SIGNIFICANT IMPACT                           | Any such potentially significant impact will be reduced to a less than significant level through the applicant's compliance with Measure (FIRE DEPT)   |  |

| Impact? | Explanation | Mitigation Measures |
|---------|-------------|---------------------|
|---------|-------------|---------------------|

|    |           |   |  |
|----|-----------|---|--|
| h. | NO IMPACT | Subject property is within an urbanized area. |  |
|----|-----------|---|--|

**IX. HYDROLOGY AND WATER QUALITY**

|    |  |   |  |
|----|--|---|--|
| a. | LESS THAN SIGNIFICANT IMPACT                           | Impact will be reduced to a less than significant level through the applicant's compliance with measures IX-20, IX-30, IX-50 and IX-60.   |  |
| b. | NO IMPACT  | Intensification of use being proposed is limited to a new funeral chapel and as such will not result in an adverse impact to existing aquifer or groundwater levels.  |  |
| c. | NO IMPACT  | There are no watercourses associated with the subject property or in its immediate vicinity.  |  |
| d. | NO IMPACT  | There are no watercourses associated with the subject property or in its immediate vicinity.  |  |
| e. | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | <b>Proposed project includes a new two-story, approximately 15,600 SF funeral chapel and parking structure in addition to an expanded surface parking lot containing 55 spaces. Applicant also has indicated approximately 950 cubic yards of import/export of dirt from associated grading activity. As such, the proposed expansion of the existing development will result in a potentially significant adverse hydrology and water quality impact (urban stormwater runoff) unless mitigated.</b> | <b>IX-20, IX-30, IX-50, IX-60 Applicant is required to comply with construction related stormwater pollution measures as well as the Standard Urban Stormwater Mitigation Plan as appropriate to commercial uses on lots 43,560 SF or greater in area and those containing parking lots with 25 or mor spaces.</b> |
| f. | LESS THAN SIGNIFICANT IMPACT                           | Impact will be reduced to a less than significant level through the applicant's compliance with measures IX-20, IX-30, IX-50 and IX-60.   |  |
| g. | NO IMPACT  | There are no housing uses associated with the proposed project.   |  |
| h. | NO IMPACT  | Subject property is located within Flood Zone C and outside the 100-year flood hazard area.   |  |
| i. | NO IMPACT  | Subject property is located within Flood Zone C and outside the 100-year flood hazard area. There are no known dams or levees in the region.  |  |
| j. | NO IMPACT  | There are no known hazard warnings or indications of such catastrophes associated with the subject property or the region.  |  |

**X. LAND USE AND PLANNING**

| Impact? | Explanation | Mitigation Measures |
|---------|-------------|---------------------|
|---------|-------------|---------------------|

|    |                              |  |  |
|----|------------------------------|--|--|
| a. | LESS THAN SIGNIFICANT IMPACT | Proposed project is limited to the addition of a funeral chapel building to an existing funeral facility which currently includes a crematorium, columbarium and ancillary office and storage uses, and as such, any cumulative adverse land use impact will be to a less than significant degree. |  |
| b. | LESS THAN SIGNIFICANT IMPACT | Proposed project is limited to the addition of a funeral chapel building to an existing funeral facility which currently includes a crematorium, columbarium and ancillary office and storage uses, and as such, any cumulative adverse land use impact will be to a less than significant degree. |  |
| c. | NO IMPACT                    | Subject property is located within a heavily urbanized area. There are no known habitat or natural conservation plans associated with the subject property or adjacent properties.   |  |

#### XI. MINERAL RESOURCES

|    |           |  |  |
|----|-----------|--|--|
| a. | NO IMPACT | There are no known mineral resources associated with the subject property. |  |
| b. | NO IMPACT | There are no known mineral resources associated with the subject property. |  |

#### XII. NOISE

|    |  |  |   |
|----|--|--|---|
| a. | LESS THAN SIGNIFICANT IMPACT                           | Any potentially adverse noise impacts resulting from the proposed project will be reduced to a less than significant level through the applicant's compliance with Measures XII-10, XII-20, XII-40, XII-50 and XII-90.   |   |
| b. | NO IMPACT  | No subterranean uses are proposed in conjunction with the proposed with the project. No groundborn noise is anticipated from use and maintenance of the proposed new funeral chapel.   |   |
| c. | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | As proposed, expansion of the existing funeral facilities development is limited to the addition of a new funeral chapel building with the assembly area being approximately 7,800 square feet and including a maximum of 310 fixed seats as indicated by the applicant's project plans (see Sheet A-0.2 Second Floor 310 Fixed Seats Plan). City of Los Angeles CEQA Thresholds Guide Section 1.2. (Operational Noise) establishes the significance threshold as an increase of 3 dBA in CNEL (Community Noise Equivalent Level) or within the "normally unacceptable" (70-80 dBA CNEL) or "clearly unacceptable" (above 80 dBA CNEL) | XII-10, XII-40, XII-50, XII-90<br>Applicant shall comply with on-site noise attenuating features. |

| Impact? | Explanation | Mitigation Measures |
|---------|-------------|---------------------|
|---------|-------------|---------------------|

|  |  |   |  |
|--|--|---|--|
|  |  | <p>category, or any 5 dBA or greater noise increase as measured at the property line of affected uses. Furthermore, City of Los Angeles CEQA Thresholds Screening Criteria for Operational Noise impacts utilizes the thresholds of 100,000 square feet or greater of nonresidential development or the potential to generate 1,000 or more average daily vehicle trips in assessing potential noise impacts attributed to increases in traffic noise. Considering the general somber nature of funeral services and the intermittent delivery of services throughout the week, there is no evidence to believe that the expanded funeral services use of the property as proposed by the applicant will result in a net increase in operational noise beyond the established thresholds for significance as outlined in the City's CEQA Thresholds Guide. Notwithstanding, considering the relative close proximity of the proposed new building (less than 10 feet from existing residential uses on the abutting properties to the south and within approximately 12 feet from an existing cemetery on the abutting property to the west) and the potential intermittent operational noise impacts (e.g. car alarms, public address system) resulting from the project, appropriate mitigation measures shall be incorporated to maintain all noise impacts to a less than significant level at all times.</p> |  |
|--|--|---|--|

|    |  |  |   |
|----|--|--|---|
| d. | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | Construction and grading activity associated with the proposed project will result in a temporary potentially significant adverse noise impact unless mitigated. | XII-20<br>Applicant shall comply with construction related noise mitigation measures. |
|----|--|--|---|

|    |           |   |  |
|----|-----------|---|--|
| e. | NO IMPACT | Subject property is not located within an airport land use plan area. |  |
|----|-----------|---|--|

|    |           |   |  |
|----|-----------|---|--|
| f. | NO IMPACT | Subject property is not located within proximity to a private airstrip. |  |
|----|-----------|---|--|

**XIII. POPULATION AND HOUSING**

|    |           |  |  |
|----|-----------|--|--|
| a. | NO IMPACT | The proposed project does not include either the establishment or removal of housing units. There is no evidence that the expansion of funeral services on the subject property will induce a substantial population increase. |  |
|----|-----------|--|--|



| Impact? | Explanation | Mitigation Measures |
|---------|-------------|---------------------|
|---------|-------------|---------------------|

|    |           |   |  |
|----|-----------|---|--|
| b. | NO IMPACT | The proposed project does not include either the establishment or removal of housing units. |  |
| c. | NO IMPACT | The proposed project does not include either the establishment or removal of housing units. |  |

**XIV. PUBLIC SERVICES**

|    |  |   |  |
|----|--|---|--|
| a. | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | <b>The proposed project is located within a dense urbanized area, abutting existing residential uses and a cemetery. As such, the project will result in a potentially significant adverse public services impact (fire protection) unless mitigated.</b>     | <b>XIV-10 Applicant shall obtain approval of project plans from the Fire Department prior to the issuance of building permits.</b>               |
| b. | LESS THAN SIGNIFICANT IMPACT                           | Funeral related uses are generally not a  |  |
| c. | NO IMPACT  | There are no known correlations between the establishment of funeral service uses and the need for increased school facilities. There will be no adverse public services impacts with respect to school facilities.   |  |
| d. | NO IMPACT  | There are no known correlations between the establishment of funeral service uses and the need for increased park facilities.   |  |
| e. | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | <b>Subject property is located adjacent to an existing private school (Loyola High School) to the north and as such, construction activity associated with the proposed project will result in a potentially significant adverse impact unless mitigated.</b> | <b>XIV-40 Applicant shall comply with construction related mitigation measures to ensure safety with respect to the adjacent private school.</b> |

**XV. RECREATION**

|    |           |   |  |
|----|-----------|---|--|
| a. | NO IMPACT | There is no evidence to indicate that the proposed expanded funeral service facilities will result in any increased use of existing parks and/or recreational facilities. |  |
| b. | NO IMPACT | The proposed project does not include any development of recreational facilities.   |  |

**XVI. TRANSPORTATION/TRAFFIC**

|    |           |   |  |
|----|-----------|---|--|
| a. | NO IMPACT | There are no attributable adverse transportation/circulation system related impacts, with respect to any plan, ordinance or policy, as a result of the proposed project. Similar projects within the institutional land use category exempt from traffic study requirements by the Department of Transportation include churches without classrooms and synagogues without classrooms. According to the DOT, a church without classrooms has an established transportation impact threshold of 58,000 |  |
|----|-----------|---|--|

| Impact?   | Explanation  | Mitigation Measures  |
|---|--|--|
|   | <p>square feet, generating 0.72 PM trips per 1,000 square feet or 42 PM peak hour trips. Similarly, a synagogue without classrooms has a threshold of 13,300 square feet, generating 3.14 PM trips per 1,000 square feet or 42 PM peak hour trips. The scope of the proposed project is relatively minimal compared to these established thresholds and as such will not result in an adverse transportation/traffic impact.</p>   |  |
| b. NO IMPACT  | <p>There are no attributable adverse transportation/circulation system related impacts, with respect to any congestion management program, as a result of the proposed project. Similar projects within the institutional land use category exempt from traffic study requirements by the Department of Transportation include churches without classrooms and synagogues without classrooms. According to the DOT, a church without classrooms has an established transportation impact threshold of 58,000 square feet, generating 0.72 PM trips per 1,000 square feet or 42 PM peak hour trips. Similarly, a synagogue without classrooms has a threshold of 13,300 square feet, generating 3.14 PM trips per 1,000 square feet or 42 PM peak hour trips. The scope of the proposed project is relatively minimal compared to these established thresholds and as such will not result in an adverse transportation/traffic impact.</p> |  |
| c. NO IMPACT  | <p>There are no significant air traffic increases anticipated as a result of the proposed project.</p>   |  |
| d. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | <p><b>The subject property abuts existing residential uses to both the easterly (across Catalina Street) and southerly directions, and as such, the proposed project will result in a potentially significant adverse transportation/traffic impact with respect to increased hazards due to project design features unless mitigated.</b></p>   | <p><b>XVI-40</b><br/> <b>Applicant shall incorporate traffic signs and obtain approval of a driveway and parking plan to ensure safety on and around the project site.</b></p> |
| e. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | <p><b>Proposed project includes on-site improvements for 55 exterior (surface parking lot) and 15 covered (parking garage) parking spaces in conjunction with the construction of a new two-story funeral chapel in addition to an existing chapel building (rotunda), outdoor columbarium and ancillary</b></p>   | <p><b>XVI-50</b><br/> <b>Applicant shall obtain approval of a driveway and parking plan from the Bureau of Engineering and Department of Transportation.</b></p>               |

| Impact? | Explanation | Mitigation Measures |
|---------|-------------|---------------------|
|---------|-------------|---------------------|

|    |           |   |  |
|----|-----------|---|--|
|    |           | office and storage spaces. As such, the project will result in a potentially significant adverse transportation/traffic impact with respect to ensuring adequate emergency access unless mitigated.   |  |
| f. | NO IMPACT | To the extent that the proposed project is limited to a minor expansion of funeral service use in addition to the existing related development, and that the proposed scope of expansion does not meet or exceed transportation/traffic impact thresholds established by the Department of Transportation, the project will not result in a significant impact with respect to creating any conflicts with adopted alternative transportation (e.g. bicycle, pedestrian, public transit) plans and/or policies. |  |

**XVII. UTILITIES AND SERVICE SYSTEMS**

|    |  |   |  |
|----|--|---|--|
| a. | LESS THAN SIGNIFICANT IMPACT                           | Any potentially significant adverse impact(s) will be reduced to a less than significant level through the applicant's compliance with Measures XVII-10, XVII-20 and XVII-30.   |  |
| b. | LESS THAN SIGNIFICANT IMPACT                           | Any potentially significant adverse impact(s) will be reduced to a less than significant level through the applicant's compliance with Measures XVII-10, XVII-20 and XVII-30.   |  |
| c. | LESS THAN SIGNIFICANT IMPACT                           | Any potentially significant adverse impact(s) will be reduced to a less than significant level through the applicant's compliance with Measures XVII-10, XVII-20 and XVII-30.   |  |
| d. | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | To the extent that the subject property is located within a drought impacted region, the proposed new two-story funeral chapel will result in a potentially significant adverse utilities and service systems impact (water supply) unless mitigated. | XVII-10, XVII-20, XVII-30<br>Surface parking area improvements (i.e. landscaping) and new two-story funeral chapel building shall incorporate water conservation techniques/facilities outlined in Measures XVII-10, XVII-20 and XVII-30. Any similar alterations to the existing rotunda (chapel) building shall be approved by the Office of Historic Resources prior to the issuance of building permits. |
| e. | LESS THAN SIGNIFICANT IMPACT                           | Any potentially significant adverse impact(s) will be reduced to a less than significant level through the applicant's compliance with Measures XVII-10, XVII-20 and XVII-30.   |  |

| Impact?  | Explanation  | Mitigation Measures   |   |
|--|--|---|---|
| f.   | POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED | The subject property is located within an urbanized area with exceeding demand on waste management facilities and services. As such, the proposed expansion of the commercial use(s) in conjunction with the project will result in a potentially significant utilities and service systems (waste management) impact unless mitigated. | XVII-90, XVII-100<br>Applicant shall comply with waste disposal and recycling requirements during project implementation (construction) and general operations. |
| g.   | LESS THAN SIGNIFICANT IMPACT                           | Any potentially significant adverse impact(s) will be reduced to a less than significant level through the applicant's compliance with Measures XVII-90 and XVII-100.   |   |
| <b>XVIII. MANDATORY FINDINGS OF SIGNIFICANCE</b> |  |   |   |
| a.   | LESS THAN SIGNIFICANT IMPACT                           | All such identified potentially significant adverse impacts to the natural environment or wildlife habitat(s) will be reduced to a less than significant level through the applicant's compliance with all of the mitigation measures provisioned herein.   |   |
| b.   | LESS THAN SIGNIFICANT IMPACT                           | All such identified potentially significant cumulative impacts will be reduced to a less than significant level through the applicant's compliance with all of the mitigation measures provisioned herein.  |   |
| c.   | LESS THAN SIGNIFICANT IMPACT                           | All such identified potentially significant adverse environmental impacts to human beings will be reduced to a less than significant level through the applicant's compliance with all of the mitigation measures provisioned herein.   |   |