




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

LEAD CITY AGENCY City of Los Angeles	COUNCIL DISTRICT CD 1 - GILBERT CEDILLO		
PROJECT TITLE ENV-2016-3130-MND	CASE NO. DIR-2016-3129-SPR		
PROJECT LOCATION 710 N HILL ST			
PROJECT DESCRIPTION The proposed project is for the construction, use, and maintenance of a new seven-story, 89-feet high, 249,004 gross square-foot, mixed-use building with 162-units and approximately 5,000 square-feet of ground floor commercial space on a vacant lot. The project is also proposing to have a 2.5-level subterranean parking garage. Approximately 30,000 cubic yards of dirt will be exported.			
NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY JJ Avant, LLC c/o Joseph Chang 3940 Laurel Canyon Boulevard #506 Studio City, CA 91604			
FINDING: The City Planning Department of the City of Los Angeles has Proposed that a mitigated negative declaration be adopted for this project because the mitigation measure(s) outlined on the attached page(s) will reduce any potential significant adverse effects to a level of insignificance <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. <p style="text-align: center;">THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.</p>			
NAME OF PERSON PREPARING THIS FORM LILIAN RUBIO	<table border="1" style="width: 100%; border-collapse: collapse;"><tr><td style="width: 50%; vertical-align: top;">TITLE Planning Assistant</td><td style="width: 50%; vertical-align: top;">TELEPHONE NUMBER (213) 978-1840</td></tr></table>	TITLE Planning Assistant	TELEPHONE NUMBER (213) 978-1840
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ADDRESS 200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA. 90012	<table border="1" style="width: 100%; border-collapse: collapse;"><tr><td style="width: 60%; vertical-align: top;">SIGNATURE (Official) </td><td style="width: 40%; vertical-align: top;">DATE JANUARY 18, 2017</td></tr></table>	SIGNATURE (Official) 	DATE JANUARY 18, 2017
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XVI-30. Transportation (Haul Route)

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- The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
- The applicant shall be limited to no more than two trucks at any given time within the site's staging area.
- There shall be no staging of hauling trucks on any streets adjacent to the project, unless specifically approved as a condition of an approved haul route.
- No hauling shall be done before 9 a.m. or after 3 p.m.
- Trucks shall be spaced so as to discourage a convoy effect.
- On substandard hillside streets, only one hauling truck shall be allowed on the street at any time.
- A minimum of two flag persons are required. One flag person is required at the entrance to the project site and one flag person at the next intersection along the haul route.
- Truck crossing signs are required within 300 feet of the exit of the project site in each direction.
- The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by grading and hauling, and at all times shall provide reasonable control of dust caused by wind.
- Loads shall be secured by trimming and watering or may be covered to prevent the spilling or blowing of the earth material.
- Trucks and loads are to be cleaned at the export site to prevent blowing dirt and spilling of loose earth.
- No person shall perform grading within areas designated "hillside" unless a copy of the permit is in the possession of a responsible person and available at the site for display upon request.
- A log documenting the dates of hauling and the number of trips (i.e. trucks) per day shall be available on the job site at all times.
- The applicant shall identify a construction manager and provide a telephone number for any inquiries or complaints from residents regarding construction activities. The telephone number shall be posted at the site readily visible to any interested party during site preparation, grading and construction.

XVIII-120. Utilities and Service Systems

- The project will result in impacts to utilities and/or service systems. However, the impact can be reduced to a less than significant level through compliance with the following measure(s):
- Install/retrofit restroom faucets with a maximum flow rate of 1.5 gallons per minute.
- Install/retrofit high-efficiency toilets (maximum 1.28 gpf), including dual-flush water closets in all restrooms as appropriate.
- Install/retrofit no more than one showerhead per shower stall, having a flow rate no greater than 2.0 gallons per minute.
- Install and utilize only high-efficiency clothes washers (water factor of 6.0 or less) in the project, if proposed to be provided in either individual units and/or in a common laundry room(s). If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.
- Install and utilize only high-efficiency Energy Star-rated dishwashers in the project, if proposed to be provided. If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
INITIAL STUDY
and CHECKLIST
(CEQA Guidelines Section 15063)

LEAD CITY AGENCY: City of Los Angeles		COUNCIL DISTRICT: CD 1 - GILBERT CEDILLO	DATE:
RESPONSIBLE AGENCIES: Department of City Planning			
ENVIRONMENTAL CASE: ENV-2016-3130-MND		RELATED CASES: DIR-2016-3129-SPR	
PREVIOUS ACTIONS CASE NO.:		<input type="checkbox"/> Does have significant changes from previous actions. <input type="checkbox"/> Does NOT have significant changes from previous actions	
PROJECT DESCRIPTION: NEW MIXED-USE 7-STORY, 162 RESIDENTIAL UNITS WITH 5,000 SF OF GROUND FLOOR COMMERCIAL SPACE			
ENV PROJECT DESCRIPTION: The proposed project is for the construction, use, and maintenance of a new seven-story, 89-feet high, 249,004 gross square-foot, mixed-use building with 162-units and approximately 5,000 square-feet of ground floor commercial space on a vacant lot. The project is also proposing to have a 2.5-level subterranean parking garage. Approximately 30,000 cubic yards of dirt will be exported.			
ENVIRONMENTAL SETTINGS: The subject property is comprised for one irregular-shaped, approximately 36,334 square feet in area. The project site is located on the southeast corner of North Hills Street and Ord Street. The project site is proposing approximately 5,000 square-feet of commercial space on the ground-floor and a 2.5-level subterranean parking garage. The site is currently vacant. Two driveways will be utilized to access the site. The proposed apartment building will include a total of 162 units and a total of 229 vehicle parking spaces and 417 bicycle spaces, providing parking for both visitors of the commercial component and residents of the apartments. The surrounding use is comprised of mostly all C2-2 or C2-2D Zoned lots. To the south, across Hill and Ord Street, there is a library, parking lot, and a mixed-use apartment building. To the east, abutting to the property, there are retail, offices, parking lots, restaurants, a library and a bank zoned C2-2. To the west, it is improved with two apartment buildings, one for 55 units and one for 14 units, an office, and a church zoned C2-2D and R4-1. To the north, there is a shopping plaza with retail, office, restaurants, and parking lots zoned C2-2. The project is within a Methane Buffer Zone and a Liquefaction Zone, however it is not located in a Landslide Zone, Tsunami Inundation Zone, or Alquist-Priolo Fault Zone. The project site is located 0.31 km from the Upper Elysian Park Fault. The project site is also located in the East Los Angeles State Enterprise Zone, the Transit Priority Area in the City of Los Angeles, the Chinatown Redevelopment Project Area, and is part of the Chinatown Business Improvement District.			
PROJECT LOCATION: 710 N HILL ST			
COMMUNITY PLAN AREA: CENTRAL CITY NORTH STATUS:		AREA PLANNING COMMISSION: CENTRAL	CERTIFIED NEIGHBORHOOD COUNCIL: HISTORIC CULTURAL
<input checked="" type="checkbox"/> Does Conform to Plan <input type="checkbox"/> Does NOT Conform to Plan			

EXISTING ZONING: C2-2	MAX. DENSITY/INTENSITY ALLOWED BY ZONING: 181 dwelling units (200 sf per dwelling unit)	LA River Adjacent:
GENERAL PLAN LAND USE: REGIONAL COMMERCIAL	MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION: 181 dwelling units	
	PROPOSED PROJECT DENSITY: 162 dwelling units	

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.

Lilian Ruler

Planning Assistant

(213) 978-1840

Signature

Title

Phone

Evaluation Of Environmental Impacts:

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

Background

PROPONENT NAME:

JJ Avant, LLC
c/o Joseph Chang

PHONE NUMBER:

(310) 210-4331

APPLICANT ADDRESS:

3940 Laurel Canyon Boulevard #506
Studio City, CA 91604

AGENCY REQUIRING CHECKLIST:

Department of City Planning

DATE SUBMITTED:

08/22/2016

PROPOSAL NAME (if Applicable):

Potentially significant impact	Less than significant with mitigation incorporated	Less than significant impact	No impact
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I. AESTHETICS

a.	Have a substantial adverse effect on a scenic vista?				✓
b.	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings 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?				✓

II. AGRICULTURE AND FOREST RESOURCES

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?				✓

III. AIR QUALITY

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?			✓	

IV. BIOLOGICAL RESOURCES

a.	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife 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 Wildlife or U.S. Fish and Wildlife Service?				✓
c.	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				✓
d.	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				✓
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?				✓

V. CULTURAL RESOURCES

Potentially significant impact	Less than significant with mitigation incorporated	Less than significant impact	No impact
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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	Less than significant with mitigation incorporated	Less than significant impact	No impact
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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?				✓
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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	Less than significant with mitigation incorporated	Less than significant impact	No impact
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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?				✓

XIII. POPULATION AND HOUSING

a.	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			✓	
b.	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?			✓	
c.	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?			✓	

XIV. PUBLIC SERVICES

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?				✓

XV. RECREATION

a.	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the 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?			✓	

XVI. TRANSPORTATION/TRAFFIC

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?		✓		
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Potentially significant impact	Less than significant with mitigation incorporated	Less than significant impact	No impact
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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. TRIBAL CULTURAL RESOURCES

a.	Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or			✓	
b.	Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.			✓	

XVIII. 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?			✓	

XIX. 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?			✓	
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Potentially significant impact	Less than significant with mitigation incorporated	Less than significant impact	No impact
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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-2016-3130-MND** and the associated case(s), **DIR-2016-3129-SPR**. Finally, based on the fact that these impacts can be feasibly mitigated to less than significant, and based on the findings and thresholds for Mandatory Findings of Significance as described in the California Environmental Quality Act, section 15065, the overall project impact(s) on the environment (after mitigation) **will not:**

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

ADDITIONAL INFORMATION:

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

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

PREPARED BY:	TITLE:	TELEPHONE NO.:	DATE:
LILIAN RUBIO	Planning Assistant	(213) 978-1840	12/21/2016

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

I. AESTHETICS

a.	NO IMPACT	<p>The project does not have an adverse effect on a scenic vista. On September 2013, the Governor signed into law Senate Bill (SB) 743, which instituted changes to the California Environmental Quality Act (CEQA) when evaluating environmental impacts to projects located in areas served by transit. Visual resources, aesthetic character, shade and shadow, light and glare, and scenic vistas or any other aesthetic impact as defined in the City's CEQA Threshold Guide shall not be considered an impact for infill projects within TPAs pursuant to CEQA. In addition, the City ensures regulation, or studies aesthetic related impacts pursuant to other land use regulations found in the Los Angeles Municipal Code (LAMC), or the City's General Plan, including specific plans. The law, SB 743, limits the extent to which aesthetics and parking are defined as impacts under CEQA. Specifically, Section 21099 (d)(1) of the Public Resources Code (PRC) states that a project's aesthetic and parking impacts shall not be considered a significant impact on the environment if: 1. The project is a residential, mixed-use residential, or employment center project, and 2. The project is located on an infill site within a transit priority area. The proposed project is for the construction, use, and maintenance of a 7-story, 89 foot mixed-use building with 162 residential apartment units and approximately 5,000 square-feet of commercial use. The project is also located within ½ mile of a major transit stop. Therefore, the project is compliant with the above mentioned PRC thresholds and the project creates no impacts on a scenic vista.</p>	
b.	NO IMPACT	<p>The project would not substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway. On September 2013, the Governor signed into law Senate Bill (SB) 743, which instituted changes to the California Environmental Quality Act (CEQA) when evaluating environmental impacts to projects located in areas</p>	

Impact?	Explanation	Mitigation Measures
	<p>served by transit. Visual resources, aesthetic character, shade and shadow, light and glare, and scenic vistas or any other aesthetic impact as defined in the City's CEQA Threshold Guide shall not be considered an impact for infill projects within TPAs pursuant to CEQA. In addition, the City ensures regulation, or studies aesthetic related impacts pursuant to other land use regulations found in the Los Angeles Municipal Code (LAMC), or the City's General Plan, including specific plans. The law, SB 743, limits the extent to which aesthetics and parking are defined as impacts under CEQA. Specifically, Section 21099 (d)(1) of the Public Resources Code (PRC) states that a project's aesthetic and parking impacts shall not be considered a significant impact on the environment if: 1. The project is a residential, mixed-use residential, or employment center project, and 2. The project is located on an infill site within a transit priority area. The proposed project is for the construction, use, and maintenance of a 7-story, 89 foot mixed-use building with 162 residential apartment units and approximately 5,000 square-feet of commercial use. The project is also located within ½ mile of a major transit stop. Therefore, the project creates no impact to scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.</p>	
c. NO IMPACT	<p>The project would not substantially degrade the existing visual character or quality of the site and its surroundings. On September 2013, the Governor signed into law Senate Bill (SB) 743, which instituted changes to the California Environmental Quality Act (CEQA) when evaluating environmental impacts to projects located in areas served by transit. Visual resources, aesthetic character, shade and shadow, light and glare, and scenic vistas or any other aesthetic impact as defined in the City's CEQA Threshold Guide shall not be considered an impact for infill projects within TPAs pursuant to CEQA. In addition, the City ensures regulation, or studies aesthetic related impacts pursuant to other land use regulations found in the Los Angeles Municipal Code (LAMC), or the City's General Plan, including specific plans. The law, SB 743, limits the extent</p>	

Impact?	Explanation	Mitigation Measures
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		to which aesthetics and parking are defined as impacts under CEQA. Specifically, Section 21099 (d)(1) of the Public Resources Code (PRC) states that a project's aesthetic and parking impacts shall not be considered a significant impact on the environment if: 1. The project is a residential, mixed-use residential, or employment center project, and 2. The project is located on an infill site within a transit priority area. The proposed project is for the construction, use, and maintenance of a 7-story, 89 foot mixed-use building with 162 residential apartment units and approximately 5,000 square-feet of commercial use. The project is also located within ½ mile of a major transit stop. Therefore, the project creates no impact to the existing visual character or quality of the site and its surroundings.	
d.	NO IMPACT	The project would not create a new source of substantial light of glare which would adversely affect day or nighttime views in the area. On September 2013, the Governor signed into law Senate Bill (SB) 743, which instituted changes to the California Environmental Quality Act (CEQA) when evaluating environmental impacts to projects located in areas served by transit. Visual resources, aesthetic character, shade and shadow, light and glare, and scenic vistas or any other aesthetic impact as defined in the City's CEQA Threshold Guide shall not be considered an impact for infill projects within TPAs pursuant to CEQA. In addition, the City ensures regulation, or studies aesthetic related impacts pursuant to other land use regulations found in the Los Angeles Municipal Code (LAMC), or the City's General Plan, including specific plans. The law, SB 743, limits the extent to which aesthetics and parking are defined as impacts under CEQA. Specifically, Section 21099 (d)(1) of the Public Resources Code (PRC) states that a project's aesthetic and parking impacts shall not be considered a significant impact on the environment if: 1. The project is a residential, mixed-use residential, or employment center project, and 2. The project is located on an infill site within a transit priority area. The proposed project is for the construction, use, and maintenance of a 7-story, 89 foot mixed-use building with 162 residential	

Impact?	Explanation	Mitigation Measures
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	apartment units and approximately 5,000 square-feet of commercial use. The project is also located within ½ mile of a major transit stop. Further, the project is not located within a Specific Plan, Community Design Overlays (CDOs), or a Historic Preservation Overlay Zones (HPOZs) so it does not require a shade and shadow study. Therefore, the project creates no impact to the existing visual character or quality of the site and its surroundings.	
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II. AGRICULTURE AND FOREST RESOURCES

a.	NO IMPACT	The proposed project would not convert any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use. The proposed project is for the construction, use, and maintenance of a 7-story, 89 foot mixed-use building with 162 residential apartment units and approximately 5,000 square-feet of commercial use. It is located within the Central City North Community Plan, it is zoned C2-2, and it is designated for Regional Commercial Land Uses. In addition, the proposed project will be located within an infill site. An "infill site" means a lot located within an urban area that has been previously developed, or on a vacant site where at least 75 percent of the perimeter of the site adjoins, or is separated only by an improved public right-of-way from, parcels that are developed with qualified urban uses. The Proposed Project is not located on any land used for agricultural purposes or with the potential to be used for agriculture.	
b.	NO IMPACT	The Williamson Act preserves agricultural and open space lands from conversion to urban land uses by establishing a contract between local governments (i.e., city and county governments) and private landowners to voluntarily restrict their land holdings to agricultural or open space use. In return, landowners receive property tax assessments based on farming or open space use rather than assessments based on the full market property value. However, the proposed project is for the construction, use, and maintenance of a 7-story, 89 foot	

Impact?	Explanation	Mitigation Measures
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		<p>mixed-use building with 162 residential apartment units and approximately 5,000 square-feet of commercial use. It is located within the Central City North Community Plan, it is zoned C2-2, and it is designated for Regional Commercial Land Uses. The project will occupy a site that is already designated as an infill urban site and would not be for the conversion of any agricultural and open space lands. Therefore, the proposed project would not create any impacts related to the Williamson Act contract.</p>	
c.	NO IMPACT	<p>The proposed project would not create a conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production since the proposed project is for the construction, use, and maintenance of a 7-story, 89 foot mixed-use building with 162 residential apartment units and approximately 5,000 square-feet of commercial use. It is located within the Central City North Community Plan, it is zoned C2-2, and it is designated for Regional Commercial Land Uses. There is no designated forest land or timberland in the vicinity of the Proposed Project. Therefore, there would be no impact.</p>	
d.	NO IMPACT	<p>The proposed project would not result in the loss of forest land or conversion of forest land to non-forest use since the proposed project site is located within the Central City North Community Plan, it is zoned C2-2, and it is designated for Regional Commercial Land Uses. The proposed project is for the construction, use, and maintenance of a new mixed-use building, therefore, the project would not result in any loss or conversion of forest land and there would be no impact.</p>	
e.	NO IMPACT	<p>The proposed project would not 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 because the proposed project site is located within the Central City North Community Plan, it is zoned C2-2, and it is designated for Regional Commercial Land Uses. In addition, the proposed project is for the construction, use, and maintenance of a new mixed-use building, therefore, there is no farmland or forest</p>	

Impact?	Explanation	Mitigation Measures
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	land in the vicinity of the project, so there would be no impact.	
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III. AIR QUALITY

a.	LESS THAN SIGNIFICANT IMPACT	<p>The existing zoning (C2) and General Plan designation (Regional Commercial) allow for the current and proposed use as mixed-use apartment building. The project will be consistent with the zoning and General Plan designation on the project site. Additionally, air quality in the United States is governed by the Federal Clean Air Act (CAA). In addition to being subject to the requirements of the CAA, air quality in California is also governed by more stringent regulations under the California Clean Air Act (CCAA). At the federal level, the CAA is administered by the United States Environmental Protection Agency (USEPA). In California, the CCAA is administered by the California Air Resources Board (CARB) at the state level and by the Air Quality Management Districts at the regional and local levels. The USEPA is responsible for enforcing the Federal CAA. USEPA is also responsible for establishing the National Ambient Air Quality Standards (NAAQS) required under the 1977 CAA and subsequent amendments. In California, CARB, which became part of the California Environmental Protection Agency (Cal EPA) in 1991, is responsible for meeting the state requirements of the Federal CAA, administering the CCAA, and establishing the California Ambient Air Quality Standards (CAAQS). The CAAQS are generally more stringent than the corresponding federal standards and incorporate additional standards for sulfates, hydrogen sulfide, vinyl chloride and visibility reducing particles. The South Coast Air Quality Management District (SCAQMD) monitors air quality within the project area. SCAQMD is the agency principally responsible for comprehensive air pollution control in the South Coast Air Basin (SCAB). Specifically, SCAQMD is responsible for monitoring air quality, as well as planning, implementing, and enforcing programs designed to attain and maintain state and federal ambient air quality standards in the district. SCAQMD is also responsible for establishing permitting requirements for stationary sources and ensuring that new, modified, or relocated stationary sources do not</p>	
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Impact?	Explanation	Mitigation Measures
	<p>create net emission increases and therefore, are consistent with the region's air quality goals. Construction for the project would generate pollutant emissions from the following construction activities: (1) demolition, (2) grading, (3) construction worker travel, (4) delivery/hauling of supplies/debris to/from site, and (5) fuel combustion by construction equipment. These construction activities would temporarily create emissions of dust, fumes, equipment exhaust, and other air contaminants. As proposed, estimated daily construction emissions are not anticipated to exceed any of the established SCAQMD construction thresholds. The project will result in a less than significant construction air quality impact. Furthermore, implementation of Rule 403 as required by the SCAQMD will further reduce any potential construction air quality impacts to a less than significant level. Therefore, the project</p>	
b. LESS THAN SIGNIFICANT IMPACT	<p>As discussed in Section III.a Air Quality above and based on the fact that there are various regulatory compliance measures that ensure that the project will not violate any air quality standards and will not contribute substantially to an existing or projected air quality violation. Therefore, the project will result in a less than significant air quality impact.</p>	
c. LESS THAN SIGNIFICANT IMPACT	<p>Established thresholds for criteria pollutants consider the cumulative net increase of criteria pollutants in a project region. Air quality studies generally focus on five pollutants that are most commonly measured and regulated: carbon monoxide (CO), ozone (O₃), nitrogen dioxide (NO₂), sulfur dioxide (SO₂), and respirable particulate matter (PM₁₀ and PM₂₅). The project will not exceed the established pollutant thresholds for any criteria pollutant during construction or operations. In addition, compliance with the AQMP and other air quality plans is assessed for both construction and operational phases in order to determine if a project will result in a significant air quality impact. Therefore, the project will result in a less than significant cumulative air quality impact.</p>	

Impact?	Explanation	Mitigation Measures
d.	<p>LESS THAN SIGNIFICANT IMPACT</p> <p>Some land uses are considered more sensitive to changes in air quality than others, depending on the population groups and the activities involved. Locations that may contain a high concentration of a highly sensitive population groups are called sensitive receptors and include residential areas, hospitals, daycare facilities, elder care facilities, elementary schools, and parks. The nearest sensitive receptors to the project site is the Chinatown Branch Library and the Ramon C. Cortines School of Visual and Performing Arts located approximately 0.4 miles southeast of the subject site on the western side of Hill Street and south of Cesar E Chavez Avenue. As shown in the previous sections, the project will not result in the exceedance of established SCAQMD thresholds for any of the identified criteria pollutants. Additionally, the project is proposing to replace existing vacant lot with a new mixed-use apartment building and will not introduce a new source of air pollution into the project vicinity. Therefore, the project will result in a less than significant air quality impact and will not expose sensitive receptors to substantial pollutant concentrations.</p>	
e.	<p>LESS THAN SIGNIFICANT IMPACT</p> <p>The project site is currently vacant. Under the project, maintenance facilities will be continue to be provided within the proposed mixed-use building for the residential and commercial component. The proposed project is not anticipated to produce objectionable odors. There are no sensitive receptors located adjacent to the project site. The nearest sensitive receptors to the project site is the Chinatown Branch Library and the Ramon C. Cortines School of Visual and Performing Arts located approximately 0.4 miles southeast of the subject site on the western side of Hill Street and south of Cesar E Chavez Avenue. Additionally, the project will not result in the exceedance of established SCAQMD thresholds for any of the identified criteria pollutants. The project is proposing to construct a new mixed-use apartment building in an underutilized vacant lot. Therefore, the project will result in a less than significant air quality impact and will not create objectionable odors that will affect a substantial number of people.</p>	

Impact?	Explanation	Mitigation Measures
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IV. BIOLOGICAL RESOURCES

a.	NO IMPACT	Habitat for some special-status plant and wildlife species may be impacted by ground-disturbing activity associated with the project. Except for permanent habitat losses, most project-related impacts are expected to be temporary and with no lasting effects on the future existence of the species in the area. The site is currently vacant (no trees on-site) so there will be no habitat losses caused by the project. Additionally, the project site is considered to be urban infill. Moreover, the proposed project site is located within the Central City North Community Plan, it is zoned C2-2, is designated for Regional Commercial Land Uses, and is for the construction, use, and maintenance of a new mixed-use building. Therefore, the proposed project would not have any 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.	NO IMPACT	The proposed project site is located within the Central City North Community Plan, it is zoned C2-2, is designated for Regional Commercial Land Uses, and is for the construction, use, and maintenance of a new mixed-use building. There is no riparian habitat or other sensitive habitat within any of the areas of the project site that are proposed for development. The project will not have any impacts to riparian habitat or other sensitive habitat since none exist on the areas proposed for development.	
c.	NO IMPACT	The proposed project site is located within the Central City North Community Plan, it is zoned C2-2, is designated for Regional Commercial Land Uses, and is for the construction, use, and maintenance of a new mixed-use building. There are no protected wetlands within the proposed project site. The project will not have any wetland impacts.	
d.	NO IMPACT	The proposed project site is located within the Central City North Community Plan, it is zoned C2-2, is designated for Regional Commercial Land Uses, and is for the construction, use, and maintenance of a new mixed-use building. There are no	

Impact?	Explanation	Mitigation Measures
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		wildlife corridors or wildlife nursery sites within the project site. Additionally, no migratory wildlife is associated with the project and therefore will not be impacted by the project.	
e.	NO IMPACT	The proposed project site is located within the Central City North Community Plan, it is zoned C2-2, is designated for Regional Commercial Land Uses, and is for the construction, use, and maintenance of a new mixed-use building. The project will not require the removal of any trees since the project site is currently vacant with no need for demolition or clearance of vegetation. The City does not have any policies or ordinances that would conflict with the development of the project as proposed. The project will not impact or have a conflict with any city policies or ordinances that protect biological resources that exist within the site proposed for development.	
f.	NO IMPACT	The proposed project site is located within the Central City North Community Plan, it is zoned C2-2, is designated for Regional Commercial Land Uses, and is for the construction, use, and maintenance of a new mixed-use building. The project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Plan, or other approved local, regional, or state habitat conservation plan since it is an urban infill lot with no vegetation or any structures. Therefore, the project will not have any unavoidable adverse biological resource impacts.	

V. CULTURAL RESOURCES

a.	NO IMPACT	There are no structures on site that are considered a resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources. The project site is currently vacant, therefore, no substantial adverse change in the significance of an historical resource by physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired and no impacts are expected.	
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Impact?	Explanation	Mitigation Measures
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b.	LESS THAN SIGNIFICANT IMPACT	<p>The site is currently vacant. If an archaeological resource is neither a unique archaeological nor an historical resource, the effects of the project on those resources shall not be considered a significant effect on the environment. As part of the objectives, criteria, and procedures required by Section 21082 of the Public Resources Code, if a historical or unique archaeological resources is accidentally discovered during construction, the project is subject to the State's Health and Safety Code and shall contact the Native American Heritage Commission. Additionally, an immediate evaluation of the find by a qualified archaeologist is required. If the find is determined to be an historical or unique archaeological resource, contingency funding and a time allotment sufficient to allow for implementation of avoidance measures. In conformance with the tribal consultation requirements of Assembly Bill (AB) 52, a letter was sent on November 17, 2016 to inform the Native American Tribe Representatives that the Los Angeles Department of City Planning is reviewing the proposed project described. Per AB 52, the tribe has the right to consult on a proposed public or private project prior to the release of a negative declaration, mitigated negative declaration or environmental impact report. No letters were received, therefore no signs of archaeological resources are currently foreseen and impacts are less than significant.</p>
c.	LESS THAN SIGNIFICANT IMPACT	<p>The project site is currently vacant. The project is for the construction, use, and maintenance of a new mixed-use apartment building with subterranean parking. Excavation will occur in order to construct the project. There are many regulations, both local and state-level, that ensure appropriate construction procedures when dealing with paleontological resources. California Administrative Code, Title 14, Section 4307 States, "no person shall remove, injure, disfigure, deface, or destroy any object of paleontological, archaeological, or historical interest or value." Additionally, the Local Standard Specifications for Public Works Construction, Section 6-3.2 Requires that grading, excavation, or other ground disturbing activities for a public project be</p>

Impact?	Explanation	Mitigation Measures
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		<p>halted in the area of a paleontological or archaeological find, until such time as a resource expert can review the find, determine its significance, and if required, determine appropriate mitigation measures. In conformance with the tribal consultation requirements of Assembly Bill (AB) 52, a letter was sent on November 17, 2016 to inform the Native American Tribe Representatives that the Los Angeles Department of City Planning is reviewing the proposed project described. Per AB 52, the tribe has the right to consult on a proposed public or private project prior to the release of a negative declaration, mitigated negative declaration or environmental impact report. No letters were received, therefore no signs of paleontological resources are currently foreseen and impacts are less than significant.</p>	
d.	LESS THAN SIGNIFICANT IMPACT	<p>In conformance with the tribal consultation requirements of Assembly Bill (AB) 52, a letter was sent on November 17, 2016 to inform the Native American Tribe Representatives that the Los Angeles Department of City Planning is reviewing the proposed project described. Per AB 52, the tribe has the right to consult on a proposed public or private project prior to the release of a negative declaration, mitigated negative declaration or environmental impact report. No letters were received. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following steps should be taken: (1) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until: (A) The coroner of the county in which the remains are discovered must be contacted to determine that no investigation of the cause of death is required, and (B) If the coroner determines the remains to be Native American: 1. The coroner shall contact the Native American Heritage Commission within 24 hours. 2. The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American. 3. The most likely descendent may make recommendations to the landowner or the person responsible for the excavation</p>	

Impact?	Explanation	Mitigation Measures
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	work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code section 5097.98. Due to the Regulatory Compliance Measures mentioned here and found in Title 14 Natural Resources of the California Code (14 CCR Section 15064.5), the impacts are less than significant.	
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VI. GEOLOGY AND SOILS

a.	NO IMPACT	<p>A significant impact would occur if the proposed project would cause personal injury or death or result in property damage as a result of a fault rupture occurring on the project site and if the project site is located within a State-designated Alquist-Priolo Zone or other designated fault zone. A fault is defined as a fracture or zone of closely associated fractures along which rocks on one side have been displaced with respect to those on the other side. Most faults are the result of repeated displacement that may have taken place suddenly and/or by slow creep. A fault is distinguished from those fractures or shears caused by landsliding or other gravity-induced surficial failures. A fault zone is a zone of related faults that commonly are braided and subparallel, but may be branching and divergent. A fault zone has significant width (with respect to the scale at which the fault is being considered, portrayed, or investigated), ranging from a few feet to several miles. According to the California Department of Conservation Special Studies Zone Map, the project site is not located within an Alquist-Priolo Special Studies Zone or Fault Rupture Study Area. The project site is relatively flat and is approximately 0.31 km from the Upper Elysian Park Fault. The Alquist-Priolo Earthquake Fault Zoning Act is intended to mitigate the hazard of surface fault rupture on structures for human occupancy. Therefore, no impacts would occur.</p>	
b.	LESS THAN SIGNIFICANT IMPACT	<p>According to the California Department of Conservation Special Studies Zone Map, the project site is not located within an Alquist-Priolo Special Studies Zone or Fault Rupture Study Area. The project site is relatively flat and is approximately 0.31 km from the Upper Elysian Park Fault.</p>	

Impact?	Explanation	Mitigation Measures
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		The Alquist-Priolo Earthquake Fault Zoning Act is intended to mitigate the hazard of surface fault rupture on structures for human occupancy. During the excavation and grading portion of construction, there might be some shaking of the ground, however, impacts will be less than significant as they are temporary.	
c.	LESS THAN SIGNIFICANT IMPACT	The Project Site is not at risk for landslides however, it is located in a Liquefaction Zone. Soil liquefaction describes a phenomenon whereby a saturated or partially saturated soil substantially loses strength and stiffness in response to an applied stress, usually earthquake shaking or other sudden change in stress condition, causing it to behave like a liquid. Temporary excavations could encounter adversely-oriented bedrock. Shoring and retaining walls supporting exposed bedrock at/near the property boundary are usually designed to support potentially adverse bedding planes. Lateral spreading occurs as a result of liquefaction in which a subsurface layer is transformed into a fluidized mass and where gravitational and inertial forces cause the mass to move in a downslope direction. Due to the lack of a slope or "free face" at or below the elevation of the Site, and the retained slope above being composed of bedrock at or near the surface, the potential for lateral spreading is considered to be low. Therefore, any potential impacts related to liquefaction will be less than significant.	
d.	NO IMPACT	A significant impact would occur if the proposed project would be implemented on a site that would be located in a hillside area with unstable geological conditions or soil types that would be susceptible to failure when saturated. According to the California Department of Conservation, Division of Mines and Geology, the Seismic Hazard Zones Map for this area shows the project site is not located within a landslide hazard zone. The project site and surrounding area are slightly sloped but it is not located within a hillside area. Therefore, the proposed project would not expose people or structures to potential effects resulting from landslides, and no impacts would occur.	

Impact?	Explanation	Mitigation Measures
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e.	LESS THAN SIGNIFICANT IMPACT	<p>During construction, the Project will be required to prevent the transport of sediments from the Site by stormwater runoff and winds through the use of appropriate Best Management Practices (BMPs). These BMPs will be detailed in a Stormwater Pollution Prevention Plan (SWPPP), which is required to be acceptable to the City Engineer and in compliance with the latest National Pollutant Discharge Elimination System (NPDES) Stormwater Regulations. With the implementation of the required construction BMPs detailed in the required SWPPP, soil erosion during construction impacts will be less than significant. Long-term operation of the Project would not result in substantial soil erosion or loss of topsoil. The entire Project Site would be covered by the proposed structure; thus, no exposed areas subject to erosion would be created or affected by the Project. Therefore, operation impacts related to erosion or the loss of topsoil will be less than significant.</p>	
f.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact may occur if the project is built in an unstable area without proper site preparation or design features to provide adequate foundations for the project buildings, thus posing a hazard to life and property. Construction activities associated with the Project must comply with the City of Los Angeles Building Code, which is designed to assure safe construction, including building foundation requirements appropriate to site conditions. The Project Site is not at risk for landslides however, it is located in a Liquefaction Zone. Soil liquefaction describes a phenomenon whereby a saturated or partially saturated soil substantially loses strength and stiffness in response to an applied stress, usually earthquake shaking or other sudden change in stress condition, causing it to behave like a liquid. Temporary excavations could encounter adversely-oriented bedrock. Shoring and retaining walls supporting exposed bedrock at/near the property boundary are usually designed to support potentially adverse bedding planes. Lateral spreading occurs as a result of liquefaction in which a subsurface layer is transformed into a fluidized mass and where gravitational and inertial forces</p>	

Impact?	Explanation	Mitigation Measures
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		cause the mass to move in a downslope direction. Due to the lack of a slope or "free face" at or below the elevation of the Site, and the retained slope above being composed of bedrock at or near the surface, the potential for lateral spreading is considered to be low. Therefore, the potential for landslide lateral spreading, subsidence, liquefaction or collapse would be less than significant.	
g.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would be built on expansive soils without proper site preparation or design features to provide adequate foundations for project buildings, thus, posing a hazard to life and property. Expansive soils have relatively high clay mineral and expand with the addition of water and shrink when dried, which can cause damage to overlying structures. Soils on the project site may have the potential to shrink and swell resulting from changes in the moisture content. However, the proposed project is the construction, use, and maintenance of a new mixed-use apartment building with commercial uses on the ground floor and two subterranean levels of parking are proposed therefore the project will be required to comply with the Department of Building and Safety's Uniform Building Code (UBC) which is designed to assure safe construction and includes building foundation requirements appropriate to site conditions. With the implementation of the Building Code requirements, the potential for landslide lateral spreading, subsidence, liquefaction or collapse would be less than significant.	
h.	NO IMPACT	A project would cause a significant impact if adequate wastewater disposal is not available. The project site is located in a highly urbanized area, where wastewater infrastructure is currently in place. The proposed project would connect to existing sewer lines that serve the project site and would not use septic tanks or alternative wastewater disposal systems. Therefore, no impact would occur.	
VII. GREEN HOUSE GAS EMISSIONS			
a.	LESS THAN SIGNIFICANT IMPACT	Greenhouse gases (GHG) are those gaseous constituents of the atmosphere, both natural and anthropogenic (human generated), that absorb and emit radiation at specific wavelengths within the spectrum of terrestrial radiation emitted by	

Impact?	Explanation	Mitigation Measures
	<p>the earth's surface, the atmosphere itself, and by clouds. The greenhouse effect compares the Earth and the atmosphere surrounding it to a greenhouse with glass panes. The glass panes in a greenhouse let heat from sunlight in and reduce the amount of heat that escapes. GHGs, such as carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O), keep the average surface temperature of the Earth close to 60 degrees Fahrenheit (°F). Without the greenhouse effect, the Earth would be a frozen globe with an average surface temperature of about 5°F. The City has adopted the LA Green Plan to provide a citywide plan for achieving the City's GHG emissions targets, for both existing and future generation of GHG emissions. In order to implement the goal of improving energy conservation and efficiency, the Los Angeles City Council has adopted multiple ordinances and updates to establish the current Los Angeles Green Building Code (LAGBC) (Ordinance No. 179,890). The LAGBC requires projects to achieve a 20 percent reduction in potable water use and wastewater generation. As the LAGBC includes applicable provisions of the State's CALGreen Code, a new development project that can demonstrate it complies with the LAGBC is considered consistent with statewide GHG reduction goals and policies including AB32 (California Global Warming Solutions Act of 2006). Through required implementation of the LAGBC, the proposed project would be consistent with local and statewide goals and policies aimed at reducing the generation of GHGs. Therefore, the proposed project's generation of GHG emissions would not make a cumulatively considerable contribution to emissions. Impacts will be less than significant.</p>	
b.	<p>LESS THAN SIGNIFICANT IMPACT</p> <p>The California legislature passed Senate Bill (SB) 375 to connect regional transportation planning to land use decisions made at a local level. SB 375 requires the metropolitan planning organizations to prepare a Sustainable Communities Strategy (SCS) in their regional transportation plans to achieve the per capita GHG reduction targets. For the SCAG region, the SCS is contained in the 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). The 2012-2035</p>	

Impact?	Explanation	Mitigation Measures
	RTP/SCS focuses the majority of new housing and job growth in high-quality transit areas and other opportunity areas on existing main streets, in downtowns, and commercial corridors, resulting in an improved jobs-housing balance and more opportunity for transit-oriented development. In addition, SB 743, adopted September 27, 2013, encourages land use and transportation planning decisions and investments that reduce vehicle miles traveled that contribute to GHG emissions, as required by AB 32. The project is a change of use from a beauty shop and office to two new restaurants. It would not interfere with SCAG's ability to implement the regional strategies outlined in the 2012-2035 RTP/SCS. Impacts will be less than significant.	

VIII. HAZARDS AND HAZARDOUS MATERIALS

a.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Operation of the project would involve the limited use and storage of common hazardous substances typical of those used in commercial developments, including lubricants, paints, solvents, custodial products (e.g., cleaning supplies), pesticides and other landscaping supplies. No industrial uses or activities are proposed that would result in the use or discharge of unregulated hazardous materials and/or substances, or create a public hazard through transport, use, or disposal. The project will comply with all applicable rules of the Southern California Air Quality Management District. With compliance to applicable standards and regulations and adherence to manufacturer's instructions related to the transport, use, or disposal of hazardous materials, the proposed project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, and impacts would be less than significant.</p>	
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b.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project created a significant hazard to the public or environment due to a reasonably foreseeable release of hazardous materials. The existing buildings were constructed in 1928 and 1935 and therefore may contain asbestos-containing materials (ACMs) and lead-based paint (LBP). The adaptive reuse of this structure would have the potential to release asbestos fibers into the atmosphere if such materials exist and they are not properly stabilized or removed prior to demolition activities. The removal of asbestos is regulated by SCAQMD Rule 1403; therefore, any asbestos found on-site would be required to be removed by a certified asbestos containment contractor in accordance with applicable regulations prior to demolition. Similarly, it is likely that lead-based paint is present in buildings constructed prior to 1979. Compliance with existing State laws regarding removal would be required. With this compliance, the proposed project would result in a less than significant impact related to asbestos and LBP.</p>	
c.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if construction activities resulted in the release, emission, handling, and disposal of hazardous materials within one-quarter mile of an existing school. However, there are no schools within one-quarter mile of the site. The closest school is Ramon C. Cortines School of Visual and Performing Arts located approximately 0.4 miles southeast of the subject site on the western side of Hill Street and south of Cesar E Chavez Avenue. Furthermore, any hazardous materials within the project site would be acquired, handled, used, stored, transported, and disposed of in accordance with all applicable federal, State, and local requirements. The proposed project would result in a less-than-significant impact related to hazardous materials.</p>	
d.	NO IMPACT	<p>A significant impact would occur if the project site is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and would create a significant hazard to the public or the environment. The California Department of Toxic Substances Control (DTSC) maintains a</p>	

Impact?	Explanation	Mitigation Measures
	<p>database (EnviroStor) that provides access to detailed information on hazardous waste permitted sites and corrective action facilities, as well as existing site cleanup information. EnviroStor also provides information on investigation, cleanup, permitting, and/or corrective actions that are planned, being conducted, or have been completed under DTSC's oversight. A review of EnviroStor did not identify any records of hazardous waste facilities on the project site. Therefore, the proposed project would not be located on a site that is included on a list of hazardous materials sites or create a significant hazard to the public or the environment, and no impact would occur.</p>	
e. NO IMPACT	<p>The project site is not located in an airport land use plan area, or within two miles of any public or public use airports, or private air strips. Therefore, the proposed project would not result in a safety hazard for people residing or working in the project area, and no impacts would occur.</p>	
f. NO IMPACT	<p>The project site is not located in an airport land use plan area, or within two miles of any public or public use airports, or private air strips. Therefore, the proposed project would not result in a safety hazard for people residing or working in the project area, and no impacts would occur.</p>	
g. NO IMPACT	<p>The nearest emergency route is found through the City of Los Angeles, Safety Element of the Los Angeles City General Plan, Critical Facilities and Lifeline Systems, Exhibit H, November 1996. The proposed project would not require the closure of any public or private streets and would not impede emergency vehicle access to the project site or surrounding area. Additionally, emergency access to and from the project site would be provided in accordance with requirements of the Los Angeles Fire Department (LAFD). Therefore, the proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, and no impact would occur.</p>	

Impact?	Explanation	Mitigation Measures
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h.	NO IMPACT	A significant impact would occur if the proposed project exposed people and structures to high risk of wildfire. The project site is located in a highly urbanized area of the City. The area surrounding the project site is completely developed. Accordingly, the project site and the surrounding area are not subject to wildland fires. Therefore, the proposed project would not expose people or structures to a risk of loss, injury, or death involving wildland fires, and no impact would occur.	
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IX. HYDROLOGY AND WATER QUALITY

a.	LESS THAN SIGNIFICANT IMPACT	Construction activities associated with the Project are subject to City inspection and implementation of storm water BMPs. Since the construction of the Project will not disturb greater than one acre of land (the total site area is 0.43 acres), the Project Applicant will not be required to obtain coverage under the General Construction Activity Storm Water Permit (GCASP), which requires development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). Construction projects that include grading activities during the rainy season must also develop a Wet Weather Erosion Control Plan (WWECP). The Project will comply with LID requirements. The Project will comply with LAMC Chapter IX, Division 70, which addresses grading, excavations, and fills. Compliance with the LAMC would ensure that construction would not violate any water quality standards, or discharge requirements, or otherwise substantially degrade water quality. Construction-related impacts to water quality will be less than significant. The Project shall comply with regulatory compliance measures related to National Pollutant Discharge Elimination System General Permit, Low Impact Development Plan, and Development Best Management Practices to ensure impacts will be less than significant.	
b.	NO IMPACT	A significant impact may occur if a project includes deep excavations resulting in the potential to interfere with groundwater movement or includes withdrawal of groundwater or paving of existing permeable surfaces important to groundwater recharge. No settling ponds, lagoons, surface impoundments, wetlands or natural catch basins are on	

Impact?	Explanation	Mitigation Measures
	<p>the Project Site or nearby. A public water system operated by the Los Angeles Department of Water and Power (LADWP) serves the Project Site. The sources of public water for the City of Los Angeles are surface water from California Water Project and Colorado River purchased through the Metropolitan Water District (MWD) and groundwater. The Project Site is located in an urbanized area of the City. The Project Site is currently vacant. The Project will similarly cover the entire site with a mixed-use apartment building. Thus, the Project would not be altering the amount of impervious surface that affects groundwater recharge. There is no significant shallow groundwater on or near the Site. The Project will contain two subterranean levels to a depth of approximately 20'-0". Thus, the Project would not be impacting to the depth of groundwater. Therefore, the Project will have no impact with respect to groundwater supplies or recharge.</p>	
c. LESS THAN SIGNIFICANT IMPACT	<p>A significant impact may occur if a project results in a substantial alteration of drainage patterns that would result in a substantial increase in erosion or siltation during construction or operation of the project. Proper surface drainage is critical to the future performance of the Project. Saturation of a soil can cause it to lose internal shear strength and increase its compressibility, resulting in a change in the designated engineering properties. Proper Site drainage should be maintained at all times. The Project Site is located in an urbanized area of the City. The Project Site is currently vacant. The Project will similarly cover the entire site with a mixed-use apartment building. Thus, the Project would not be altering the amount of impervious surface that affects drainage patterns. The Project Site is also not near, nor would be altering, a stream or river. Therefore, impacts related to site drainage and erosion will be less than significant.</p>	
d. LESS THAN SIGNIFICANT IMPACT	<p>A significant impact may occur if a project results in increased runoff volumes during construction or operation of the project that would result in flooding conditions affecting the Project Site or nearby properties. The Project Site is located in an urbanized area of the City. The Project</p>	

Impact?	Explanation	Mitigation Measures
	Site is currently vacant. The Project will similarly cover the entire site with a mixed-use apartment building. Thus, the Project would not be altering the amount of impervious surface that affects drainage patterns. No flooding is expected to occur on- or off-site due to the relatively flat grades of the Project Site and the vicinity. The Project Site is also not near, nor would be altering, a stream or river. Therefore, impacts related to site drainage and flooding will be less than significant.	
e. LESS THAN SIGNIFICANT IMPACT	The construction is not anticipated to exceed the capacity of the existing stormwater drainage system. The Project would require excavation for two subterranean levels and utility and foundation work. Three general sources of potential short-term construction-related stormwater pollution associated with the Project are: 1) the handling, storage, and disposal of construction materials containing pollutants; 2) the maintenance and operation of construction equipment; and 3) earth-moving activities which, when not controlled, may generate soil erosion and the transportation of pollutants via storm runoff or mechanical equipment. Activities associated with operation of the Project will not generate substances that could degrade the quality of water runoff. The project will minimize impacts on drainage by complying with L.A.M.C. Section 64.70, which will reduce any impacts to a less than significant level.	
f. LESS THAN SIGNIFICANT IMPACT	A significant impact may occur if a project includes potential sources of water pollutants that would have the potential to substantially degrade water quality. The Project does not include other sources of contaminants that could substantially degrade water quality. Therefore, impacts to water quality would be less than significant.	
g. NO IMPACT	This question would apply to the Project only if it were placing housing in a 100-year flood zone. The Project include 162 residential dwelling units and approximately 5,000 square-feet of commercial space. It would not be located in a 100-year flood hazard area according to the Los Angeles Safety Element map. Therefore, the Project will not place housing within a 100-year flood hazard	

Impact?	Explanation	Mitigation Measures
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		area and no impact related to this issue would occur.	
h.	NO IMPACT	A significant impact may occur if a project were located within a 100-year flood zone, which would impede or redirect flood flows. According to the Federal Emergency Management Agency (FEMA) the Flood Insurance Rate Map (FIRM) indicates that the Project Site is located within Flood Zone X, which is an area determined to be outside the 0.2 percent annual chance floodplain. Additionally, the Project Site is not located within a City-designated 100- or 500-year floodplain. Therefore, the Project will not be at risk of flooding and would not place structures in an area that would impede or redirect flood flows. No impacts to flood flows would occur.	
i.	NO IMPACT	A significant impact may occur if a project were located in an area where a dam or levee could fail, exposing people or structures to a significant risk of loss, injury, or death. The Project Site is within the Central City North Community Plan and is not located within a potential inundation area. The result of the Baldwin Hills dam failure in 1963 and the near collapse of the Van Norman Dam during the 1971 San Fernando Earthquake resulted in strengthening of the federal, state, and local design standards and retrofitting of existing facilities. None of the 13 dams in the greater LA area was severely damaged during the 1994 Northridge Earthquake. This low damage level was due in part to completion of the retrofitting of dams and reservoirs pursuant to the 1972 State Dam Safety Act following the San Fernando earthquake. Therefore, since the project is not located within an inundation zone and there Acts that regulate existing dams, there are no foreseeable impacts.	
j.	NO IMPACT	A significant impact may occur if a Project Site is sufficiently close to the ocean or other water body to be potentially at risk for the effects of seismically-induced tidal phenomena (seiche and tsunami) or if the project site is located adjacent to a hillside area with soil characteristics that would indicate potential susceptibility to mudslides or mudflows. Seiches are oscillations generated in enclosed bodies of water that can be caused by ground shaking associated with an earthquake.	

Impact?	Explanation	Mitigation Measures
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		Mitigation of potential seiche action has been implemented by the LADWP through regulation of the level of water in its storage facilities and providing walls of extra height to contain seiches and prevent overflows. Dams and reservoirs are monitored during storms and measures are instituted in the event of potential overflow. The project site is not located in an inundation zone or area subject to seiches, tsunamis, or mudflow. No impact will result.	
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X. LAND USE AND PLANNING

a.	LESS THAN SIGNIFICANT IMPACT	A significant impact may occur if a project were sufficiently large enough or otherwise configured in such a way as to create a physical barrier within an established community. A typical example would be a project that involved a continuous right-of-way such as a roadway, which would divide a community and impede access between parts of the community. The Project is not of a scale or nature that could physically divide an established community. The Project is not affecting any right-of-ways. The Project would be built on an existing urban infill site currently improved with commercial structures occupied by commercial uses. As such, impacts related to physical division of an established community will be less than significant.	
b.	LESS THAN SIGNIFICANT IMPACT	A significant impact may occur if a project is inconsistent with applicable land use plans or zoning designations and would cause adverse environmental effects, which these regulations are designed to avoid or mitigate. The site is located within the Central City North Community Plan. The site is zoned C2-2, with a General Plan land use designation of Regional Commercial. The applicant requests a Site Plan Review to review and allow the project (mixed-use apartment building) on a lot zoned C2-2 to be built. The proposed project would conform to the allowable land uses pursuant to the Los Angeles Municipal Code if entitlement is granted. The decision makers will determine whether discretionary requests will conflict with applicable plans/policies. Impacts related to land use have been mitigated elsewhere, or are addressed through compliance with existing regulations. Therefore, the impact would be less than	

Impact?	Explanation	Mitigation Measures
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c.	NO IMPACT	<p>significant.</p> <p>A significant adverse effect could occur if a Project Site were located within an area governed by a habitat conservation plan or natural community conservation plan. The Project Site is located in an urbanized and fully developed portion of the City. Due to the existing urban development on the Project Site and in the adjacent surroundings, there are no known locally designated natural communities on the Project Site or in the vicinity. Therefore, the Project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or State habitat conservation plan. No impact with respect to Habitat or Natural Community Conservation Plans will occur.</p>
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XI. MINERAL RESOURCES

a.	NO IMPACT	<p>A significant impact may occur if the Project Site is located in an area used or available for extraction of a regionally-important mineral resource, or if the Project would convert an existing or future regionally-important mineral extraction use to another use, or if the Project would affect access to a site used or potentially available for regionally-important mineral resource extraction. Mineral Resources Zone-2 (MRZ-2) sites contain potentially significant sand and gravel deposits which are to be conserved. Any proposed development plan must consider access to the deposits for purposes of extraction. Much of the area within the MRZ-2 zone in Los Angeles was developed with structures prior to the MRZ-2 classification and, therefore, are unavailable for extraction. MRZ-2 sites are identified in two community plan elements of the City's General Plan, the Sun Valley and the Sunland-Tujunga-Lake View Terrace-Shadow Hills-East La Tuna Canyon community plans. Neither the Project Site nor the surrounding area is in an MRZ-2 zone, nor identified as an area containing mineral deposits of regional or statewide significance. The project site is currently designated for Regional Commercial land uses. In addition, the project site is not identified by the City as being located in an oil field or within an oil drilling area. Therefore, the proposed</p>
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Impact?	Explanation	Mitigation Measures
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		project would not result in the loss of availability of any known, regionally- or locally-valuable mineral resource, and no impact would occur.	
b.	NO IMPACT	<p>A significant impact would occur if a project is located in an area used or available for extraction of a locally-important mineral resource and the Project converted an existing or potential future locally-important mineral extraction use to another use or if the Project affected access to a site in use or potentially available for locally-important mineral resource extraction. The Project Site is not delineated as a locally important mineral resource recovery site on any City plans. Additionally, no oil wells exist on the Project Site. Furthermore, the Site is surrounded by dense urban uses and residential receptors. Thus, the Project Site would not be an adequate candidate for mineral extraction. Therefore, no impacts to loss of availability of a locally important mineral resource will occur.</p>	

XII. NOISE

a.	LESS THAN SIGNIFICANT IMPACT	<p>The City of Los Angeles has established policies and regulations concerning the generation and control of noise that could adversely affect its citizens and noise-sensitive land uses. The proposed construction activity would result in temporary increases in ambient noise levels in the project area on an intermittent basis. Noise levels would fluctuate depending on the construction phase, equipment type and duration of use, distance between the noise source and receptor, and presence or absence of noise attenuation barriers. Construction noise for the project will cause a temporary increase in the ambient noise levels, but will be subject to the LAMC Sections 112.05 (Maximum Noise Level of Powered Equipment or Powered Hand Tools) and 41.40 (Noise Due to Construction, Excavation Work – When Prohibited) regarding construction hours and construction equipment noise thresholds. The project shall comply with the City of Los Angeles General Plan Noise Element and Ordinance No. 161,574, which prohibits the emission of creation of noise beyond certain levels at adjacent uses unless technically infeasible. Therefore, impacts will be less</p>	
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Impact?	Explanation	Mitigation Measures
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		than significant.	
b.	LESS THAN SIGNIFICANT IMPACT	Vibration is an oscillatory motion through a solid medium in which the motion's amplitude can be described in terms of displacement, velocity, or acceleration. Unlike noise, vibration is not a common environmental problem. Common sources of vibration include trains, buses, and construction activities. It is unusual for vibration from sources such as buses and trucks to be perceptible therefore, impacts will be less than significant.	
c.	LESS THAN SIGNIFICANT IMPACT	The intensified use of the site may create a periodic increase in ambient noise levels. During non-operating hours, the use is not expected to create an increase in ambient noise levels. Therefore, impacts will be less than significant.	
d.	LESS THAN SIGNIFICANT IMPACT	During the construction phase, the project may create a substantial temporary or periodic increase in ambient noise levels in the project vicinity. Noise from recurrent activities (e.g., conversation, amplified music) or non-recurrent activities (e.g., live music) would elevate ambient noise levels to differing degrees. The City's Noise Ordinance would also provide a means to address nuisances related to restaurant noise. Therefore, the impacts will be less than significant.	
e.	NO IMPACT	The Project is not within an airport hazard area. The Project Site is not located within two miles of a public airport. The nearest airports are Los Angeles International Airport (LAX) located 19.8 miles southwest, Santa Monica Airport located 15.2 miles southwest, Bob Hope-Burbank Airport located 14.8 miles northwest. As such, the Project would not expose future guests or employees to excessive airport-related noise levels.	
f.	NO IMPACT	A significant impact would occur if the proposed project would expose people residing or working in the project area to excessive noise levels from a private airstrip. The proposed project is not within the vicinity of a private airstrip. Accordingly, the proposed project would not expose people working or residing in the project area to excessive noise levels from a private airstrip. Therefore, no impact would occur.	

XIII. POPULATION AND HOUSING

Impact?	Explanation	Mitigation Measures
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a.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if a project would locate new development such as homes, businesses, or infrastructure, with the effect of substantially inducing growth in the project area that would otherwise not have occurred as rapidly or in as great a magnitude. The Project Site is currently vacant and is located within an urbanized area. There is adequate infrastructure such as roads and utilities. Thus, the construction of potential growth-inducing roadway or other infrastructure extensions would not be required. The Project would not induce substantial population growth and would be supported by existing infrastructure such as roadways. Impacts will be less than significant.	
b.	LESS THAN SIGNIFICANT IMPACT	A significant impact may occur if a project would result in the displacement of existing housing units, necessitating the construction of replacement housing elsewhere. The Project Site does not contain any housing however the project is for the construction, use, and maintenance of a new mixed-use building with apartment units and commercial space. The Project does not represent a displacement of substantial numbers of existing housing since it will be adding housing and not removing any. Therefore, impacts will be less than significant.	
c.	LESS THAN SIGNIFICANT IMPACT	A significant impact may occur if a project would result in the displacement of existing occupied housing units, necessitating the construction of replacement housing elsewhere. The Project Site does not contain any housing however the project is for the construction, use, and maintenance of a new mixed-use building with apartment units and commercial space. The Project does not represent a displacement of substantial numbers of existing housing since it will be adding housing and not removing any. Therefore, impacts will be less than significant.	

XIV. PUBLIC SERVICES

a.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the Los Angeles Fire Department (LAFD) could not adequately serve the proposed project, necessitating a new or physically altered station. The project site and the surrounding area are currently served by LAFD Fire Station 4, located at 450 E	
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Impact?	Explanation	Mitigation Measures
	<p>Temple St, approximately 1.1 miles southeast of the project site. The proposed project involves the construction of one mixed-use building with residential and commercial uses, which could increase the number of emergency calls and demand for LAFD fire and emergency services. To maintain the level of fire protection and emergency services, the LAFD may require additional fire personnel and equipment. However, it is not anticipated that there would be a need to build a new or expand an existing fire station to serve the proposed project and maintain acceptable service ratios, response times, or other performance objectives for fire protection. By analyzing data from previous years and continuously monitoring current data regarding response times, types of incidents, and call frequencies, LAFD can shift resources to meet local demands for fire protection and emergency services. Therefore, impacts are less than significant.</p>	
b. LESS THAN SIGNIFICANT IMPACT	<p>A significant impact may occur if a project creates the need for new or physically altered police facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives. The Project Site is served by the City of Los Angeles Police Department's (LAPD) Central Bureau, which oversees LAPD operations in the Central, Hollenbeck, Newton, Northeast and Rampart, as well as the Central Traffic Division. Development of the Project will include construction of new mixed-use apartment building with ground-floor commercial uses and subterranean parking garage. The Project will generate a net increase of employees, as well as an increase in visitors and residents. As such, the Project could potentially increase in the number of police service calls due to an increase in onsite employees, residents, and visitors. The potential for crime can be reduced with site specific designs and features. The Project will include standard security measures such as adequate security lighting, secure key access, and front lobby that offers a surveillance feature. Parking would be provided in an enclosed below grade facility as part of</p>	

Impact?	Explanation	Mitigation Measures
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		the building. The LAPD will require that the commanding officer be provided a diagram of each portion of the property showing access routes, and any additional information that might facilitate police response. The Project will not require the construction of a new or expanded police station, therefore impacts are less than significant.	
c.	LESS THAN SIGNIFICANT IMPACT	A significant impact may occur if a project includes substantial employment or population growth, which could generate demand for additional school facilities. The nearest school to the project site is the Ramon C. Cortines School of Visual and Performing Arts located approximately 0.4 miles southeast of the subject site on the western side of Hill Street and south of Cesar E Chavez Avenue. The distances and intervening buildings would ensure that construction activities do not have the potential to impact the normal operation of any school, including bus routes and pedestrian walkways. Construction activities would be limited to on-site work. Therefore, complying with mitigation measures imposed throughout this document and regulatory measures, impacts will be less than significant.	
d.	LESS THAN SIGNIFICANT IMPACT	A significant impact to parks would occur if implementation of a project includes a new or physically altered park or creates the need for a new or physically altered park, the construction of which could cause substantial adverse physical impacts. The City of Los Angeles Department of Recreation and Parks (LADRP) manages all municipally owned and operated recreation and park facilities within the City. The Public Recreation Plan, a portion of the Service Element of the City's General Plan sets a goal of a parkland acres-to-population ratio of neighborhood and community parks of 4.0 (or 4 acres per 1,000 persons). The Project would generate new residents and employees. However, employees of mixed-use developments do not typically frequent parks or recreation centers during work hours, but are more likely to use facilities near their homes during non-work hours. In addition, the residents and visitors are also unlikely to frequent parks and use the open space component within their building. The Project would	

Impact?	Explanation	Mitigation Measures
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		feature the following for residents: Approximately 16,760 square-foot of open space. Since the Project would be including housing or permanent residents, there are required open space elements and the project is expected to use less of existing park facilities. Therefore, impacts would be less than significant.	
e.	NO IMPACT	A significant impact may occur if a project includes substantial employment or population growth that could generate a demand for other public facilities, such as libraries, which would exceed the capacity to service the Project Site. The City of Los Angeles Public Library (LAPL) provides library services throughout the City through its Central Library 8 regional branches, and 64 community branches. The LAPL collection has 6.4 million books, magazines, electronic media, 120 online databases, and 34,000 e-books and related media. On February 8, 2007, The Board of Library Commissioners approved a new Branch Facilities Plan. This Plan includes Criteria for new Libraries, which recommends new size standards for the provision of LAPL facilities – 12,500 square feet for community with less than 45,000 population, 14,500 square feet for community with more than 45,000 population, and up to 20,000 square feet for a Regional branch. It also recommends that when a community reaches a population of 90,000, an additional branch library should be considered for the area. There are no planned improvements to add capacity through expansion. There are no plans for the development of any other new libraries to serve this community. The nearest library to the project site is the Chinatown Branch Library located across Ord Street and the project site (approximately 377 feet northwest). Since the Project is across the street from a library, there would be no impact.	

XV. RECREATION

a.	LESS THAN SIGNIFICANT IMPACT	A significant impact may occur if a project would include substantial employment or population growth which could generate an increased demand for public park facilities that exceeds the capacities of existing parks and causes premature deterioration of the park facilities. The Project would generate new residents and	
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Impact?	Explanation	Mitigation Measures
	<p>employees. However, employees of mixed-use developments do not typically frequent parks or recreation centers during work hours, but are more likely to use facilities near their homes during non-work hours. In addition, the residents and visitors are also unlikely to frequent parks and use the open space component within their building. The Project would feature the following for residents: Approximately 16,760 square-foot of open space. Since the Project would be including housing or permanent residents, there are required open space elements and the project is expected to use less of existing park facilities. Therefore, impacts would be less than significant.</p>	
b. LESS THAN SIGNIFICANT IMPACT	<p>A significant impact may occur if a project includes the construction or expansion of park facilities and such construction would have a significant adverse effect on the environment. The Project would generate new residents and employees. However, employees of mixed-use developments do not typically frequent parks or recreation centers during work hours, but are more likely to use facilities near their homes during non-work hours. In addition, the residents and visitors are also unlikely to frequent parks and use the open space component within their building. The Project would feature the following for residents: Approximately 16,760 square-foot of open space. Since the Project would be including housing or permanent residents, there are required open space elements and the project is expected to use less of existing park facilities. Therefore, impacts would be less than significant.</p>	

XVI. TRANSPORTATION/TRAFFIC

a. LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	<p>A significant impact may occur if roadways and intersections that would carry project-generated traffic would exceed adopted City of Los Angeles Department of Transportation (LADOT) thresholds of significance. According to LADOT, the project's nearby intersections are operating at acceptable LOS and therefore, the project will not require a traffic study. The project is estimated to generate a net increase of 980 daily trips, 73 trips in the a.m. peak hour, and 90 trips in the p.m. peak hour. The trip generation estimates are based on formulas</p>	XVI-30
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Impact?	Explanation	Mitigation Measures
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		<p>published by the Institute of Transportation Engineers (ITE) Trip Generation, 9th Edition, 2012. The traffic study included a freeway impact analysis that was prepared in accordance with the State-mandated Congestion Management Program (CMP) administered by the Los Angeles County Metropolitan Transportation Authority (MTA). According to this analysis, the project would not result in significant traffic impacts on any of the evaluated freeway mainline segments. To comply with the Freeway Impact Analysis Agreement executed between Caltrans and DOT in October 2013, the study also included a screening analysis to determine if additional evaluation of freeway mainline and ramp segments was necessary beyond the CMP requirements. The project did not meet or exceed any of the four thresholds defined in the latest agreement, updated in December 2015. Exceeding one of the four screening criteria would require the applicant to work directly with Caltrans to prepare more detailed freeway analyses. No additional freeway analysis was required. Additionally, the project will have to comply with the City of Los Angeles traffic impact guidelines and transportation haul route mitigation measure for the export of approximately 30,000 cubic yards of dirt. This will ensure that the project's impacts are less than significant.</p>	
b.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact may occur if the adopted Los Angeles County Metropolitan Transportation Authority (Metro) thresholds for a significant project impact would be exceeded. The Congestion Management Program (CMP) was adopted to regulate and monitor regional traffic growth and transportation improvement programs. The CMP designates a transportation network that includes all state highways and some arterials within the County of Los Angeles. The amount of trips the project would generate is below the threshold needed for further evaluation. No CMP intersection or freeway impacts are anticipated. Therefore, the Project would have a less than significant impact.</p>	

Impact?	Explanation	Mitigation Measures
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c.	NO IMPACT	The Project Site does not contain any aviation-related uses and the Project does not include development of any aviation-related uses. As such, due to its nature and scope, development of the Project would not have the potential to result in a change in air traffic patterns. Therefore, no impact related to air traffic patterns would occur.	
d.	NO IMPACT	A significant impact may occur if a project were to include a new roadway design, introduce a new land use or project features into an area with specific transportation requirements and characteristics that have not been previously experienced in that area, or if project access or other features were designed in such a way as to create hazardous conditions. However, the project does not do this and does not include any sharp curves, dangerous intersections, or incompatible uses. No off-site traffic improvements are proposed or warranted in the area surrounding the Project Site. Therefore, no impacts will occur.	
e.	LESS THAN SIGNIFICANT IMPACT	A significant impact may occur if a project design would not provide emergency access meeting the requirements of the LAFD, or in any other way threatened the ability of emergency vehicles to access and serve the Project Site. The Project would comply with LAFD requirements and provide adequate access for emergency vehicles. Impacts related to emergency access would be less than significant.	
f.	NO IMPACT	A significant impact may occur if a project would conflict with adopted policies or involve modification of existing alternative transportation facilities located on- or off-site. The project will not create this therefore, no impacts will result.	

XVII. TRIBAL CULTURAL RESOURCES

a.	LESS THAN SIGNIFICANT IMPACT	When an initial study identifies the existence of, or the probable likelihood, of Native American human remains within the project, a lead agency works with the appropriate Native Americans as identified by the Native American Heritage Commission as provided in Public Resources Code section 5097.98. However, no inquiry was submitted to the Department of City Planning after the issuance of AB 52 letter sent to Native	
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Impact?	Explanation	Mitigation Measures
	<p>American Tribes on November 17, 2016. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following steps should be taken: (1) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until: (A) The coroner of the county in which the remains are discovered must be contacted to determine that no investigation of the cause of death is required, and (B) If the coroner determines the remains to be Native American: 1. The coroner shall contact the Native American Heritage Commission within 24 hours. 2. The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American. 3. The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code section 5097.98. Due to the Regulatory Compliance Measures mentioned here and found in Title 14 Natural Resources of the California Code (14 CCR Section 15064.5), the impacts are less than significant.</p>	
b. LESS THAN SIGNIFICANT IMPACT	<p>When an initial study identifies the existence of, or the probable likelihood, of Native American human remains within the project, a lead agency works with the appropriate Native Americans as identified by the Native American Heritage Commission as provided in Public Resources Code section 5097.98. However, no inquiry was submitted to the Department of City Planning after the issuance of AB 52 letter sent to Native American Tribes on November 17, 2016. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following steps should be taken: (1) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until: (A) The coroner of the county in which the remains are discovered must be contacted to determine that no investigation of the</p>	

Impact?	Explanation	Mitigation Measures
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cause of death is required, and (B) If the coroner determines the remains to be Native American: 1. The coroner shall contact the Native American Heritage Commission within 24 hours. 2. The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American. 3. The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code section 5097.98. Due to the Regulatory Compliance Measures mentioned here and found in Title 14 Natural Resources of the California Code (14 CCR Section 15064.5), the impacts are less than significant.

XVIII. UTILITIES AND SERVICE SYSTEMS

a. LESS THAN SIGNIFICANT IMPACT

A significant impact may occur if a project would discharge wastewater whose content exceeds the regulatory limits established by the governing agency. The Los Angeles Water Quality Control Board (LAWQCB) implements programs to protect all waters in the coastal watersheds for Los Angeles and Ventura counties. LAWQCB's Water Quality Control Plan for the Los Angeles Region (the Basin Plan) establishes guidelines for all municipalities and other entities that use water and/or discharge into the Santa Monica Bay. Wastewater reclamation and treatment in the City of Los Angeles is provided by the City of Los Angeles Department of Public Works' Bureau of Sanitation (LABS), which operates two treatment plants (Hyperion and Terminal Island) and two water reclamation plants in accordance with the treatment requirements of the LAWQCB and/or water reclamation requirements of the Basin Plan. The project site is currently served by the City's sewer system and is not expected to exceed wastewater treatment requirements in the area. Impacts will be less than significant.

Impact?	Explanation	Mitigation Measures
b.	LESS THAN SIGNIFICANT IMPACT	A significant impact may occur if a project would increase water consumption or wastewater generation to such a degree that the capacity of facilities currently serving the Project Site would be exceeded. The project will be served by the City's sewer system and is not expected to exceed wastewater treatment requirements in the area. Impacts will be less than significant
c.	LESS THAN SIGNIFICANT IMPACT	A significant impact may occur if the volume of storm water runoff increases to a level exceeding the capacity of the storm drain system serving the Project Site or if a project would substantially increase the probability that polluted runoff would reach the storm drain system. The Project Site is located in an urbanized area of the City. The Project Site is vacant. The Project will similarly cover the entire site with a mixed-use apartment building. Thus, the Project would not be altering the amount of impervious surface that affects runoff. The project shall comply with Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance. Therefore, a less than significant impact will result.
d.	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	<p>A significant impact may occur if a project were to increase water consumption to such a degree that new water sources would need to be identified, or that existing resources would be consumed at a pace greater than planned for by purveyors, distributors, and service providers. The City's water supply comes from local groundwater sources, the Los Angeles-Owens River Aqueduct, State Water Project, and from the Metropolitan Water District of Southern California, which is obtained from the Colorado River Aqueduct. These sources, along with recycled water, are expected to supply the City's water needs in the years to come. The operation of the proposed mixed-use building may strain existing water supplies from existing entitlements and resources. Conservation measures will reduce the strain on existing water supplies and entitlements. The referenced Mitigation Measures will reduce impacts to a less</p> <p>XVIII-120</p>

Impact?	Explanation	Mitigation Measures
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		than significant level.	
e.	LESS THAN SIGNIFICANT IMPACT	A significant impact may occur if a project would increase wastewater generation to such a degree that the capacity of facilities currently serving the Project Site would be exceeded. The Project's generation of 0.024 mgd of wastewater would be sufficiently accommodated as part of the remaining 88 mgd of treatment capacity currently available at HTP. Also, as confirmed by the Wastewater Engineering Services Division, the HTP has sufficient capacity for the Project. The proposed restaurant shall comply with Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance. Therefore, impacts to wastewater treatment would be less than significant.	
f.	LESS THAN SIGNIFICANT IMPACT	A significant impact may occur if a project were to increase solid waste generation to a degree that existing and projected landfill capacity would be insufficient to accommodate the additional solid waste. 43 percent of the waste generated in the City is disposed of at the Sunshine Canyon City/County Landfill (the "Sunshine Canyon Landfill"), with 20 percent to Chiquita Canyon Landfill, and the remaining amounts sent to over a dozen other landfills, recycling, refuse-to-energy, or resource recovery facilities. The proposed mixed-use building will be required to comply with current regulations required by the Department of Building and Safety (LAMC Section 99.04.408.1) and the Bureau of Sanitation (LAMC Section 66.32) which requires the recycling and proper disposal of solid waste. Impacts will be less than significant.	
g.	LESS THAN SIGNIFICANT IMPACT	A significant impact may occur if a project would generate solid waste that was not disposed of in accordance with applicable regulations. Solid waste generated on-site by the Project will be disposed of in compliance with all applicable federal, state, and local regulations, related to solid waste, such as AB 939. The amount of project-related waste disposed of at area landfills would be reduced through recycling and waste diversion programs implemented by the City, in compliance with the City's Solid Waste Integrated	

Impact?	Explanation	Mitigation Measures
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	Resources Plan, which is the long-range solid waste management policy plan for the City through 2025, and the Source Reduction and Recycling Element, which is the strategic action policy plan for diverting solid waste from landfills. The Project would also comply with applicable regulatory measures, including the provisions of City Ordinance No. 171,687 regarding recycling for all new construction and other recycling measures; implementation of construction debris. The proposed mixed-use apartment building must comply with federal, state, and local statutes and regulations relating to solid waste. Impacts will therefore be less than significant.	
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XIX. MANDATORY FINDINGS OF SIGNIFICANCE

a.	LESS THAN SIGNIFICANT IMPACT	A significant impact may occur only if a project would have an identified potentially significant impact for any of the above issues. The Project Site is located in an urbanized area of the City. The Project Site is vacant. The Project would not impact any protected trees. The Project will have a less than significant impact on archeological resources, paleontological resources, and human remains, with implementation of required regulatory compliance measures. The Project will not degrade the quality of the environment, reduce or threaten any fish or wildlife species (endangered or otherwise), or eliminate important examples of the major periods of California history or pre-history. Therefore, impacts from the Project will be less than significant.	
b.	LESS THAN SIGNIFICANT IMPACT	A significant impact may occur if a project, in conjunction with other related projects in the area of the Project Site, would result in impacts that are less than significant when viewed separately, but would be significant when viewed together. The Project will not combine with related projects to create a cumulatively significant impact in any of the environmental issue areas analyzed in the IS/MND. Impacts including noise, aesthetics, and public services may arise from the area's on-going evolution. The Mitigation Measures required herein will reduce the potential cumulatively considerable impacts to a less than significant level.	

Impact?	Explanation	Mitigation Measures
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c.	LESS THAN SIGNIFICANT IMPACT	A significant impact may occur if a project has the potential to result in significant impacts, as discussed in the preceding sections. As described throughout this environmental impact analysis, with implementation of the recommended mitigation measures, where applicable, the Project would not result in any unmitigated significant impacts. Thus, the Project would not have the potential to result in substantial adverse effects on human beings and impacts would be less than significant.	
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