

THE DEPARTMENT OF REGIONAL PLANNING
COUNTY OF LOS ANGELES
NOTICE OF PUBLIC HEARING
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

PROJECT NO. 01-223
CONDITIONAL USE PERMIT NO. CP01-223
ENVIRONMENTAL ASSESSMENT NO. IS01-223

Notice is hereby given that the Regional Planning Commission will conduct a public hearing concerning this land use proposal on **Wednesday, April 28 at 9:00 a.m.** in Room 150, Hall of Records, 320 West Temple Street, Los Angeles, California 90012.

ENTITLEMENT REQUESTED: Conditional use permit to authorize the continued operation of a materials recovery facility and transfer station (MFR) with improvements in the M-2 (Heavy Manufacturing) Zone.

LOCATION OF SUBJECT PROPERTY: 357 West Compton Boulevard, Gardena, CA 90248

This case does not affect the zoning of surrounding property. If you are unable to attend the public hearing but wish to send written comments, please write to the Regional Planning Commission, 320 West Temple Street, Room 1350, Los Angeles, California 90012, Attention: Ms. Mi Kim.

If the final decision on this proposal is challenged in court, testimony may be limited to issues raised at the public hearing or by written correspondence delivered to the Regional Planning Commission at or prior to the public hearing.

A Draft Mitigated Negative Declaration has been prepared for this project. The draft environmental document concludes that the project design and/or suggested conditions will adequately mitigate environmental impacts to a level of no significance. Mitigations have been included for impacts from noise during construction, emergency access, and cultural resources. Notice is hereby given that the County of Los Angeles will consider a recommendation to adopt a Mitigated Negative Declaration.

Case materials are available for review between 7:30 a.m. and 5:30 p.m., Monday through Thursday (**closed on Fridays**) in the offices of the Department of Regional Planning, Hall of Records, Room 1348, 320 West Temple Street, Los Angeles, California 90012. Selected materials are also on the Regional Planning website at <http://planning.lacounty.gov/case.htm> and beginning **March 28, 2010** at the following location:

A C Bilbrew Library
150 E. El Segundo Blvd.
Los Angeles, CA 90061 (310) 538-3350

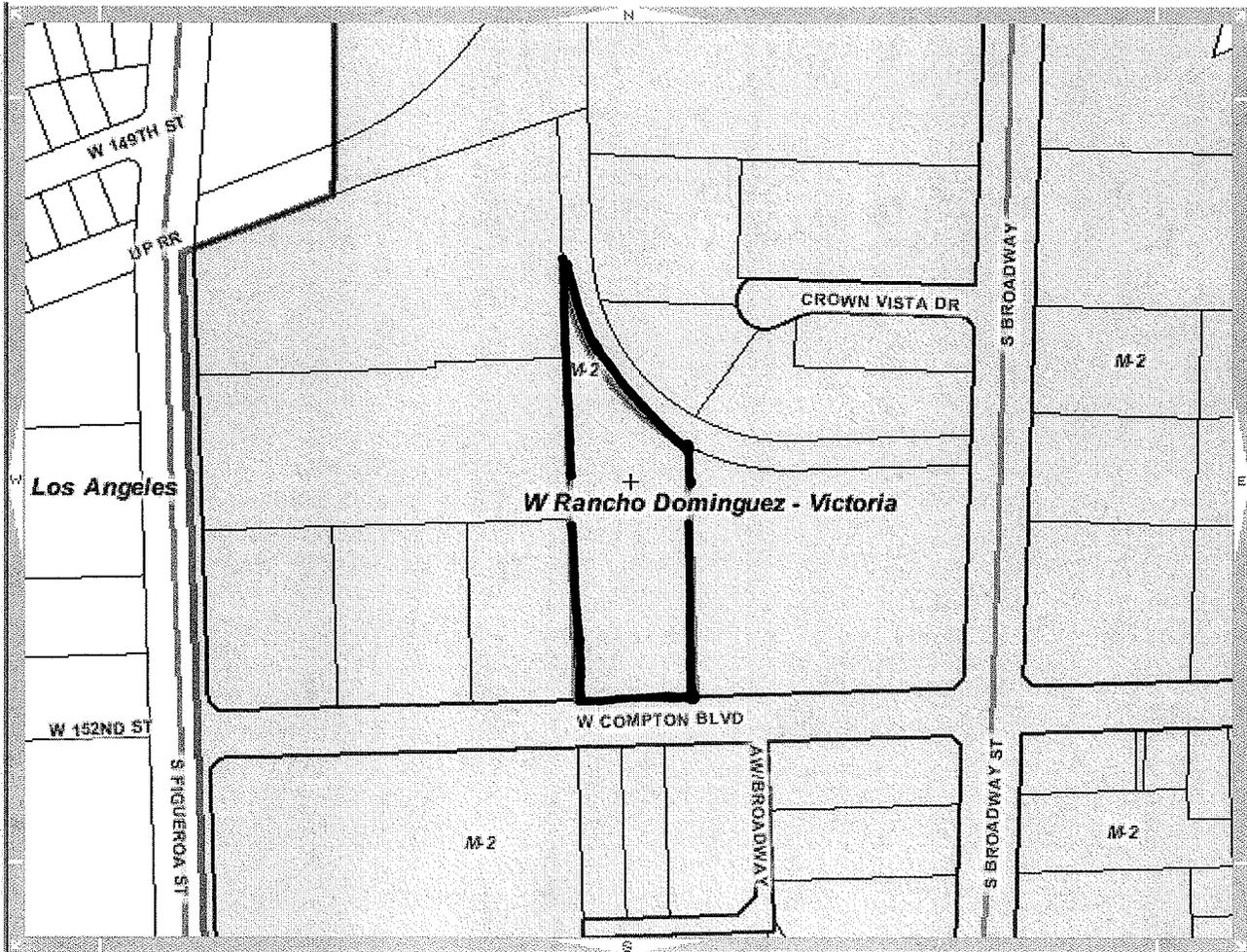
Additional information concerning this case may be obtained by telephoning **Ms. Mi Kim** at (213) 974-6443 between 7:30 a.m. and 5:30 p.m., Monday through Thursday. **Our offices are closed on Fridays.** Callers from North County areas may dial (661) 272-0964 (Antelope Valley) or (661) 253-0111 (Santa Clarita) toll free and then request a connection to 974-6443.

El proyecto que se considera por el Condado de Los Ángeles es un permiso condicional del uso para autorizar la continuación de operación de una facilidad de recuperación de materias y estación de transferencia (MFR) con mejoras en la Zona M-2 (la Fabricación Pesada). Una audiencia pública para considerar el proyecto tendrá lugar el día 28 de abril, 2010. Si necesita más información, o si quiere este aviso en Español, favor llamar al Departamento de Planificación al (213) 974-6466."

"ADA ACCOMMODATIONS: If you require reasonable accommodations or auxiliary aids and services such as material in alternate format or a sign language interpreter, please contact the ADA (Americans with Disabilities Act) Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD), with at least three business days notice."

PROPERTY LOCATION MAP

Site Address:
357 West Compton Boulevard
Gardena, CA 90248





Los Angeles County Department of Regional Planning
 320 West Temple Street, Los Angeles, California 90012
 Telephone (213) 974-6443

PROJECT NO. 01-223-(2)
CASE NO. CP01-223
IS 01-223

RPC/HO MEETING DATE	CONTINUE TO
AGENDA ITEM	
PUBLIC HEARING DATE April 28, 2010	

APPLICANT WRR Inc	OWNER WRR (Waste Resources Inc)	REPRESENTATIVE Mr. David Oeffling
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REQUEST
 Conditional use permit to authorize the continued operation of a materials recovery facility and transfer station (MFR) with improvements in the M-2 (Heavy Manufacturing) Zone.

LOCATION/ADDRESS
 357 W Compton Blvd

ACCESS Compton Blvd	ZONED DISTRICT Victoria
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ASSESSORS PARCEL NUMBER 6129-002-029	COMMUNITY West Rancho Dominguez-Vitoria
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SIZE 2.38 acres	COMMUNITY STANDARDS DISTRICT West Rancho Dominguez - Victoria CSD
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	EXISTING LAND USE	EXISTING ZONING
Project Site	Materials recovery facility and transfer station	M-2
North	Warehouses and light industrial	M-2
East	Warehouses and light industrial	M-2
South	Warehouses and light industrial	M-2
West	Warehouses and light industrial	M-2

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Countywide	I - Major Industrial	N/A	See Staff Analysis

ENVIRONMENTAL DETERMINATION
 Mitigated Negative Declaration

PROJECT DESCRIPTION
 The proposed project requests the continuation of the existing materials recovery facility and transfer station (MRF) with improvement. The facility receives 500 tons per day. No changes in the permitted daily tonnage is requested. Proposed improvements include moving the existing scale to the east side of the project site; demolition of the existing canopy, MRF building, and offices; construction of a larger canopy and tipping floor, new smaller MRF building and offices, construction of underground passage to improve truck circulation; and construction of a new perimeter fence.

- KEY ISSUES**
- Satisfaction of Section 22.56.040 et seq. of Title 22 of the Los Angeles County Code, conditional use permit burden of proof requirements.
 - Satisfaction of Section 22.44.130 et seq. of Title 22 of the Los Angeles County Code, West Rancho Dominguez - Victoria CSD requirements.
 - Satisfaction of Section 22.32.160 et seq. of Title 22 of the Los Angeles County Code, Development Standards, M-2 Zone (Heavy Manufacturing).
 - Consistency with the Countywide General Plan.

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON		
RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING)		
SPEAKERS*	PETITIONS	LETTERS
(O) (F)	(O) (F)	(O) (F)

*(O) = Opponents (F) = In Favor

In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Zoning Board and/or Commission, the following facts:

- A. That the requested use at the location proposed will not:
 - 1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
 - 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
 - 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

The site is surrounded by industrial uses including a variety of manufacturing/industrial facilities and warehouses.
All the properties within 750' are zoned M-2 Heavy Manufacturing.
The closest residential land use is located northwest of the site across S. Figueroa Street at a distance of approximately 800'.
There are no adjacent land uses that present special concerns or represent sensitive environments.
The site use will not adversely affect welfare of surrounding people and property.

- B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The 2.38 acre site is zoned M-2 heavy manufacturing.
Site is located in a heavy industrial zoned area of the County, and is found to be consistent with the County General Plan.
There is adequate space at this site to accomodate the level of activity and facility use for proposed project.

- C. That the proposed site is adequately served:
 - 1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
 - 2. By other public or private service facilities as are required

The site and site vehicles are adequately served by public roads and other service facilities.
Ingress and egress to the site is from W. Compton Blvd., a four-lane undivided surface street. Primary routes of delivery to the site are from the I-110 Freeway (just 0.3 miles west of site) to exits at either E. Redondo Beach Blvd. or W. Rosecrans Ave.; then take S. Broadway St. or S. Figueroa St. to W. Compton Blvd. to site entrance. This routing confines truck traffic almost entirely to surrounding industrial areas.
Surrounding industrial users have their own truck traffic, too.

MITIGATED NEGATIVE DECLARATION

PROJECT NUMBER No. 01-223

1. DESCRIPTION:

The Waste Resources Recovery Facility is currently permitted to receive 500 tons per day (TPD), and does not intend to request an increase in permitted daily tonnage as part of the proposed project. The project involves the movement of the existing scale to the east side of the project site; demolition of the existing canopy, MRF building, and offices; construction of a larger canopy and tipping floor (14,210 square feet), new smaller MRF building (9,375 square feet), and offices (1,600 square feet); construction of a tunnel to improve truck circulation; and construction of a new perimeter fence.

2. LOCATION:

357 West Compton Boulevard, Gardena, California

3. PROPONENT:

Mr. Dave Oeffling
EcoTelesis/E.T.A.
380 Longwood Ct.
Newbury Park, CA 91320

4. FINDINGS OF NO SIGNIFICANT EFFECT:

BASED ON THE INITIAL STUDY, IT HAS BEEN DETERMINED THAT THE PROJECT THROUGH IMPLEMENTATION OF MITIGATION MEASURES WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.

5. LOCATION AND CUSTODIAN OF RECORD OF PROCEEDINGS:

THE LOCATION AND CUSTODIAN OF THE RECORD OF PROCEEDINGS ON WHICH ADOPTION OF THIS MITIGATED NEGATIVE DECLARATION IS BASED IS: DEPARTMENT OF REGIONAL PLANNING, 320 WEST TEMPLE STREET, LOS ANGELES, CA 90012

PREPARED BY: Rudy Silvas of the Impact Analysis Section, Department of Regional Planning,
(213) 974-6461

DATE: March 10, 2010

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2009121077

Project Title: IS 01-223 / CUP 01-223 357 W. Compton Blvd., Gardena

Lead Agency: Los Angeles County Department of Regional Planning

Contact Person: Rudy Silvas

Mailing Address: 320 W. Temple Street Room 1348

Phone: (213) 974-6461

City: Los Angeles

Zip: 90012

County: Los Angeles

Project Location: County: Los Angeles

City/Nearest Community: Rosewood

Cross Streets: W. Compton Blvd. between S. Broadway Street and S. Figueroa Street

Zip Code: 90248

Lat. / Long.: 33° 53' 43.7" N / 118° 16' 50.2" W

Total Acres: 2.38

Assessor's Parcel No.: 6129-002-029

Section: N/A

Twp.: N/A

Range: N/A

Base: N/A

Within 2 Miles: State Hwy #: Gardena (91) Fwy & Harbor (110) Fwy Waterways: Dominguez Channel

Airports: Compton/Woodley Airport Railways: Union Pacific Railroad Schools: 122nd Street Elem., 135th Street Elem., Ambler Avenue Elem., Amestoy Elem., Avalon Gardens Elem., Ralph Bunch Elem., Bursch Elem., Caldwell Elem., Centennial High, Enterprise Mid., Gardena Elem., Laurel Street Elem., Longfellow Elem., Los Angeles Adventist, McKinley Elem., Mcnair Elem., Peary Mid., St. Albert, St. Anthony of Padua Elem., Tibby Elem., Vanguard Mid. And Washington Elem.

Document Type:

- CEQA: NOP Draft EIR Early Cons Supplement/Subsequent EIR Neg Dec Mit Neg Dec NEPA: NOI EA Draft EIS FONSI Other: Joint Document Final Document Other

Local Action Type:

- General Plan Update Specific Plan Rezone Annexation General Plan Amendment Master Plan Prezone Redevelopment General Plan Element Planned Unit Development Use Permit Coastal Permit Community Plan Site Plan Land Division (Subdivision, etc.) Other

Development Type:

- Residential: Units _____ Acres _____ Water Facilities: Type _____ MGD _____ Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____ Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____ Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____ Educational Waste Treatment: Type _____ MGD _____ Recreational Hazardous Waste: Type _____ Other: Waste Resources Recovery Facility

Project Issues Discussed in Document:

- Aesthetic/Visual Fiscal Recreation/Parks Vegetation Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian Biological Resources Minerals Soil Erosion/Compaction/Grading Wildlife Coastal Zone Noise Solid Waste Growth Inducing Drainage/Absorption Population/Housing Balance Toxic/Hazardous Land Use Economic/Jobs Public Services/Facilities Traffic/Circulation Cumulative Effects Other

Present Land Use/Zoning/General Plan Designation:

Industrial / M-2 Heavy Manufacturing / countywide Land Use Plan I Major Industrial / West Rancho Dominguez-Victoria CSD

Project Description: *(please use a separate page if necessary)*

The Waste Resources Recovery Facility is currently permitted to receive 500 TPD, and does not request an increase in permitted daily tonnage as part of the proposed project. The project involves the movement of the existing scale to the east side of the project site; demolition of the existing canopy; MRF building and offices; construction of a larger canopy and tipping floor (14,210 sf); construction of a tunnel to improve truck circulation and construction of a new perimeter fence.

Note: The state Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|---|
| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Emergency Services |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> CalFire | <input type="checkbox"/> Parks & Recreation |
| <input type="checkbox"/> Caltrans District # _____ | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Public Utilities Commission |
| <input checked="" type="checkbox"/> Caltrans Planning (Headquarters) | <input checked="" type="checkbox"/> Regional WQCB # <u>4</u> |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Commission |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers and Mtns Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mountains Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input checked="" type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other _____ |
| <input checked="" type="checkbox"/> Integrated Waste Management Board | |
| <input type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date December 29, 2009 Ending Date February 1, 2010

Lead Agency (Complete if applicable):

Consulting Firm: <u>ETA</u>	Applicant: <u>Waste Resources Recovery, Inc</u>
Address: <u>380 Longwood Court</u>	Address: <u>9109 Miner Street</u>
City/State/Zip: <u>Newbury Park, CA 91320</u>	City/State/Zip: <u>Los Angeles, CA 90002</u>
Contact: <u>David W. Oeffling</u>	Phone: <u>(310) 767-1472</u>
Phone: <u>(805) 404-9575</u>	

Signature of Lead Agency Representative: Michelle R. Bush Date: 12/22/09

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.



*** INITIAL STUDY ***

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING

GENERAL INFORMATION

I.A. Map Date: December 28, 2006 Staff Member: Rudy Silvas
Thomas Guide: 734 C-4 USGS Quad: Inglewood
Location: 357 West Compton Boulevard, Gardena, California

Description of Project:

The Waste Resources Recovery Facility is currently permitted to receive 500-TPD, and does not request an increase in permitted daily tonnage as part of the proposed project. The project involves the movement of the existing scale to the east side of the project site; demolition of the existing canopy, MRF building, and offices; construction of a larger canopy and tipping floor (14,210 square feet), new smaller MRF building (9,375 square feet), and offices (1,600 square feet); construction of a tunnel to improve truck circulation; and construction of a new perimeter fence.

Gross Acres: 2.38 acres

Environmental Setting:

The project site is located on the north side of W. Compton Blvd., between S. Figueroa St. and S. Broadway St. Regional access is provided by the Harbor Freeway (I-110), which is located approximately 0.3 miles west of the site, and also by Interstates 91 and 405. The project site is surrounded by industrial uses (including a variety of manufacturing/industrial facilities and warehouses). The site is bounded on the north by a Southern Pacific Railroad right-of-way, on the west by Continental Binder & Specialty Group (a manufacturer of plastic binders), and on the east by Kool Star Inc. (a manufacturer of commercial refrigerated units). Across W. Compton Boulevard to the south is Metric Precision (a metal aircraft parts manufacturer). The closest residential land use is located northwest of the project site, across S. Figueroa Street, approximately 800 feet from the project site.

Zoning: M-2

General

Plan: Major Industrial

Community/Area wide Plan: N/A

Major projects in area:

PROJECT NUMBER

DESCRIPTION & STATUS

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

REVIEWING AGENCIES

Responsible Agencies

- None
- Regional Water Quality Control Board
 - Los Angeles Region
 - Lahontan Region
- Coastal Commission
- Army Corps of Engineers
-
-
-
-
-

Trustee Agencies

- None

State Fish and Game

State Parks

Special Reviewing Agencies

- None
- Santa Monica Mountains Conservancy
- National Parks
- National Forest
- Edwards Air Force Base
- Resource Conservation District of Santa Monica Mtns. Area
- Caltrans
- SCAQMD
- City of Los Angeles
- Integrated Waste Management Board
- DTSC
- City of Carson
- City of Gardena
- City of Compton

Regional Significance

- None
- SCAG Criteria
- Air Quality
- Water Resources
- Santa Monica Mtns. Area
-
-
-
-

County Reviewing Agencies

- Subdivision Committee
- DPW: Waterworks & Sewer Maintenance; Drainage & Grading; Traffic & Lighting; Environmental Programs; Geology & Soils
- Health Services; Env. Hygiene; Solid Waste Mgmt.
- Fire: Hazardous Materials; Fire Prevention; Forestry
- Sanitation Districts

IMPACT ANALYSIS MATRIX		ANALYSIS SUMMARY (See individual pages for details)				
			Less than Significant Impact/No Impact			
			Less than Significant Impact with Project Mitigation			
			Potentially Significant Impact			
CATEGORY	FACTOR	Pg				Potential Concern
HAZARDS	1. Geotechnical	5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Flood	6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Fire	7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<i>RS</i> CORRECTION → 4. Noise	8	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NOISE DURING CONSTRUCTION
RESOURCES	1. Water Quality	9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	DRAINAGE / RUNOFF CONTROL
	2. Air Quality	10	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	POLLUTION / EMISSIONS CONTROL
	3. Biota	11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Cultural Resources	12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	PHASE I REPORT
	5. Mineral Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	6. Agriculture Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	7. Visual Qualities	15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
SERVICES	1. Traffic/Access	16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Sewage Disposal	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Education	18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<i>RS</i> CORRECTION → 4. Fire/Sheriff	19	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	EMERGENCY ACCESS
	5. Utilities	20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
OTHER	1. General	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<i>RS</i> CORRECTION → 2. Environmental Safety	22	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	PHASE I REPORT
	3. Land Use	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Pop/Hous/Emp/Rec	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<i>RS</i> CORRECTION → 5. Mandatory Findings	25	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	CUMULATIVE IMPACTS

DEVELOPMENT MONITORING SYSTEM (DMS)

As required by the Los Angeles County General Plan, DMS* shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

- Development Policy Map Designation: Conservation / Maintenance
- Yes No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?
- Yes No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

If both of the above questions are answered "yes", the project is subject to a County DMS analysis.

Check if DMS printout generated (attached)

Date of printout: _____

Check if DMS overview worksheet completed (attached)

EIRs and/or staff reports shall utilize the most current DMS information available.

Environmental Finding:

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

NEGATIVE DECLARATION, inasmuch as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

MITIGATED NEGATIVE DECLARATION, in as much as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

ENVIRONMENTAL IMPACT REPORT,* inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant".

At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The Addendum EIR is required to analyze only the factors changed or not previously addressed.

CORRECTIONS

Reviewed by: Rudy Silva Date: 3/9/10
RUOY SILVAS

Approved by: [Signature] Date: 3-9-10

This proposed project is exempt from Fish and Game CEQA filing fees. There is no substantial evidence that the proposed project will have potential for an adverse effect on wildlife or the habitat upon which the wildlife depends. (Fish & Game Code 753.5).

Determination appealed – see attached sheet.

*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

HAZARDS - 1. Geotechnical

SETTING/IMPACTS



Yes No Maybe

- a. Is the project located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone?
-
- b. Is the project site located in an area containing a major landslide(s)?
-
- c. Is the project site located in an area having high slope instability?
-
- d. Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction?
-
- e. Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?
-
- f. Will the project entail substantial grading and/or alteration of topography including slopes of over 25%?
-
- g. Would the project be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code (1994), creating substantial risks to life or property?
-
- h. Other factors?
-

STANDARD CODE REQUIREMENTS

- Building Ordinance No. 2225 – Sections 308B, 309, 310, and 311 and Chapters 29 and 70
- MITIGATION MEASURES OTHER CONSIDERATIONS
- Lot Size Project Design Approval of Geotechnical Report by DPW
-

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, geotechnical factors?

- Less than significant with project mitigation Less than significant/No Impact

HAZARDS - 2. Flood

SETTING/IMPACTS

- No Maybe
- a. Is the major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?

- b. Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?
- c. Is the project site located in or subject to high mudflow conditions?
- d. Could the project contribute or be subject to high erosion and debris deposition from run-off?
- e. Would the project substantially alter the existing drainage pattern of the site or area?
- f. Other factors (e.g., dam failure)?

STANDARD CODE REQUIREMENTS

Building Ordinance No. 2225 – Section 308A Ordinance No. 12,114 (Floodways)

Approval of Drainage Concept by DPW

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size Project Design

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

Potentially significant Less than significant with project mitigation Less than significant/No impact

HAZARDS - 3. Fire

SETTING/IMPACTS

- | | | | |
|----|-------------------------------------|--------------------------|--|
| | No | Maybe | |
| a. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)? |
| b. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site in a high fire hazard area and served by inadequate access due to lengths, width, surface materials, turnarounds or grade? |

- c. Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?
- d. Is the project site located in an area having inadequate water and pressure to meet fire flow standards?
- e. Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?
- f. Does the proposed use constitute a potentially dangerous fire hazard?
- g. Other factors?

STANDARD CODE REQUIREMENTS

- Water Ordinance No. 7834 Fire Ordinance No. 2947 Fire Regulation No. 8
 Fuel Modification / Landscape Plan

MITIGATION MEASURES

OTHER CONSIDERATIONS

- Project Design Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by fire hazard factors?

Potentially Significant

Less than significant with project mitigation

Less than significant/No impact

HAZARDS - 4. Noise

SETTING/IMPACTS

- No Maybe
- a. Is the project site located near a high noise source (airports, railroads, freeways, industry)?
- b. Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?

- c. Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?
- d. Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?
- e. Other factors?

STANDARD CODE REQUIREMENTS

- Noise Control (Title 12 – Chapter 8) Uniform Building Code (Title 26 - Chapter 35)

- MITIGATION MEASURES OTHER CONSIDERATIONS

- Lot Size Project Design Compatible Use

IMPLEMENT NOISE CONTROL MEASURES PER MMP. *fjs*

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by noise?

Potentially significant



Less than significant with project mitigation Less than significant/No impact

RESOURCES - 1. Water Quality

SETTING/IMPACTS

- | | No | Maybe | |
|----|-------------------------------------|-------------------------------------|---|
| a. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an area having known water quality problems and proposing the use of individual water wells? |
| b. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the proposed project require the use of a private sewage disposal system? |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations <i>or</i> is the project proposing on-site systems located in close proximity to a drainage course? |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies? |

d. Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies?

e. Other factors?

STANDARD CODE REQUIREMENTS

- Industrial Waste Permit
- Plumbing Code – Ordinance No.2269
- Health Code – Ordinance No.7583, Chapter 5
- NPDES Permit Compliance (DPW)

MITIGATION MEASURES

- Lot Size
- Project Design
- Compatible Use

OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **water quality** problems?

- Potentially significant
- Less than significant with project mitigation
- Less than significant/No impact

RESOURCES - 2. Air Quality

SETTING/IMPACTS

- | | No | Maybe | |
|----|-------------------------------------|-------------------------------------|--|
| a. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential users or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for non-residential uses)? |
| b. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use? |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure or exceed AQMD thresholds of potential significance? |
| d. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions? |

- e. Would the project conflict with or obstruct implementation of the applicable air quality plan?
- f. Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
- g. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard (including releasing emission which exceed quantitative thresholds for ozone precursors)?
- h. Other factors?

STANDARD CODE REQUIREMENTS

Health and Safety Code – Section 40506

MITIGATION MEASURES

Project Design Air Quality Report

OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **air quality**?

Potentially Significant

Less than significant with project mitigation Less than significant/No impact

RESOURCES - 3. Biota

SETTING/IMPACTS

- | | No | Maybe | |
|----|-------------------------------------|--------------------------|---|
| a. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located within Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural? |
| b. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas? |
| c. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is a drainage course located on the project site that is depicted on USGS quad sheets by a dashed blue line or that may contain a bed, channel, or bank of any perennial, intermittent or ephemeral river, stream, or lake? |

- d. Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)?
- e. Does the project site contain oak or other unique native trees (specify kinds of trees)?
- f. Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?
- g. Other factors (e.g., wildlife corridor, adjacent open space linkage)?

MITIGATION MEASURES

Lot Size Project Design

OTHER CONSIDERATIONS

ERB/SEATAC Review Oak Tree Permit

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, **biotic** resources?

- Less than significant with project mitigation Less than significant/No impact

RESOURCES - 4. Archaeological/Historical/Paleontological

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|--------------------------|-------------------------------------|---|
| a. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) that indicate potential archaeological sensitivity? |
| b. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Does the project site contain rock formations indicating potential paleontological resources? |
| c. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Does the project site contain known historic structures or sites? |
| d. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5? |
| e. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? |

f. Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Phase 1 Archaeology Report

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **archaeological, historical, or paleontological** resources?

Potentially significant

Less than significant with project mitigation Less than significant/No impact

RESOURCES - 5. Mineral Resources

SETTING/IMPACTS

Yes No Maybe

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

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

c. Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

Potentially significant

Less than significant with project mitigation Less than significant/No impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?
c.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project involve other changes in the existing environment that due to their location or nature, could result in conversion of Farmland, to non-agricultural use?
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on agriculture resources?

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

- | | No | Maybe | |
|----|-------------------------------------|--------------------------|---|
| a. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed? |
| b. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail? |
| c. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features? |
| d. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features? |
| e. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project likely to create substantial sun shadow, light or glare problems? |
| f. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors (e.g., grading or landform alteration)? |

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Visual Report

Compatible Use

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on scenic qualities?

- Less than significant with project mitigation Less than significant/No impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

No Maybe

- a. No Maybe Does the project contain 25 dwelling units or more and is it located in an area with known congestion problems (roadway or intersections)?

- b. No Maybe Will the project result in any hazardous traffic conditions?

- c. No Maybe Will the project result in parking problems with a subsequent impact on traffic conditions?

- d. No Maybe Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?

- e. No Maybe Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?

- f. No Maybe Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)?

- g. No Maybe Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Project Design Traffic Report

Consultation with Traffic & Lighting Division

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on traffic/access factors?

Potentially significant

Less than significant with project mitigation Less than significant/No impact

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

No Maybe

- a. If served by a community sewage system, could the project create capacity problems at the treatment plant?
-
- b. Could the project create capacity problems in the sewer lines serving the project site?
-
- c. Other factors?
-

STANDARD CODE REQUIREMENTS

- Sanitary Sewers and Industrial Waste – Ordinance No. 6130
- Plumbing Code – Ordinance No. 2269

MITIGATION MEASURES

OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to sewage disposal facilities?

Potentially significant

Less than significant with project mitigation Less than significant/No impact

SERVICES - 3. Education

SETTING/IMPACTS

	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems at the district level?
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems at individual schools that will serve the project site?
c.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create student transportation problems?
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create substantial library impacts due to increased population and demand?
e.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Site Dedication Government Code Section 65995 Library Facilities Mitigation Fee

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

Less than significant with project mitigation Less than significant/No impact

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

- | | No | Maybe | |
|----|-------------------------------------|-------------------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site? |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are there any special fire or law enforcement problems associated with the project or the general area? |
| c. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Other factors?
<u>RADIO ACTIVATED OPENING DEVICE ON GATE.</u> |

MITIGATION MEASURES

OTHER CONSIDERATIONS

Fire Mitigation Fee

FOLLOW MMP FOR EMERGENCY SERVICES

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to fire/sheriff services?

CORRECTION RJS



Less than significant with project mitigation Less than significant/No impact

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

- | | No | Maybe | |
|----|-------------------------------------|--------------------------|--|
| a. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells? |
| b. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs? |
| c. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create problems with providing utility services, such as electricity, gas, or propane? |
| d. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are there any other known service problem areas (e.g., solid waste)? |
| e. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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 or facilities (e.g., fire protection, police protection, schools, parks, roads)? |
| f. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors? |

STANDARD CODE REQUIREMENTS

- Plumbing Code – Ordinance No. 2269 Water Code – Ordinance No. 7834

MITIGATION MEASURES

- Lot Size Project Design

OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities** services?

- Less than significant with project mitigation Less than significant/No impact

OTHER FACTORS - 1. General

SETTING/IMPACTS

- | | No | Maybe | |
|----|-------------------------------------|--------------------------|--|
| a. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in an inefficient use of energy resources? |
| b. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in a major change in the patterns, scale, or character of the general area or community? |
| c. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in a significant reduction in the amount of agricultural land? |
| d. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors? |

STANDARD CODE REQUIREMENTS

State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors?

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

- | | No | Maybe | |
|----|-------------------------------------|-------------------------------------|---|
| a. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are any hazardous materials used, transported, produced, handled, or stored on-site? |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are any pressurized tanks to be used or any hazardous wastes stored on-site? |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected? |
| d. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Have there been previous uses that indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed? |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment? |
| f. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? |
| g. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment? |
| h. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip? |
| i. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? |
| j. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors? |

MITIGATION MEASURES

OTHER CONSIDERATIONS

Toxic Clean-up Plan IF APPLICABLE

FOLLOW MMP FOR HAZARDOUS MATERIALS, CONSTRUCTION AND DEMOLITION RECYCLING

CONCLUSION

Considering the above information, could the project have a significant impact relative to public safety?

Less than significant with project mitigation Less than significant/No impact
 CORRECTION

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the plan designation(s) of the subject property?
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the zoning designation of the subject property?
c.			Can the project be found to be inconsistent with the following applicable land use criteria:
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Hillside Management Criteria?
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SEA Conformance Criteria?
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other?
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project physically divide an established community?
e.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES **OTHER CONSIDERATIONS**

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

Potentially Significant Less than significant with project mitigation Less than significant/No impact

OTHER FACTORS - 4. Population/Housing/Employment/Recreation

SETTING/IMPACTS

- | | No | Maybe | |
|----|-------------------------------------|--------------------------|---|
| a. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project cumulatively exceed official regional or local population projections? |
| b. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)? |
| c. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project displace existing housing, especially affordable housing? |
| d. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)? |
| e. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project require new or expanded recreational facilities for future residents? |
| f. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? |
| g. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors? |

MITIGATION MEASURES

OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment, or recreational factors**?

Less than significant with project mitigation Less than significant/No impact

MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

No Maybe

a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, 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?

CORRECTION

b. Does the project have possible environmental effects that are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.

R/S

c. Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

Potentially significant

CORRECTION

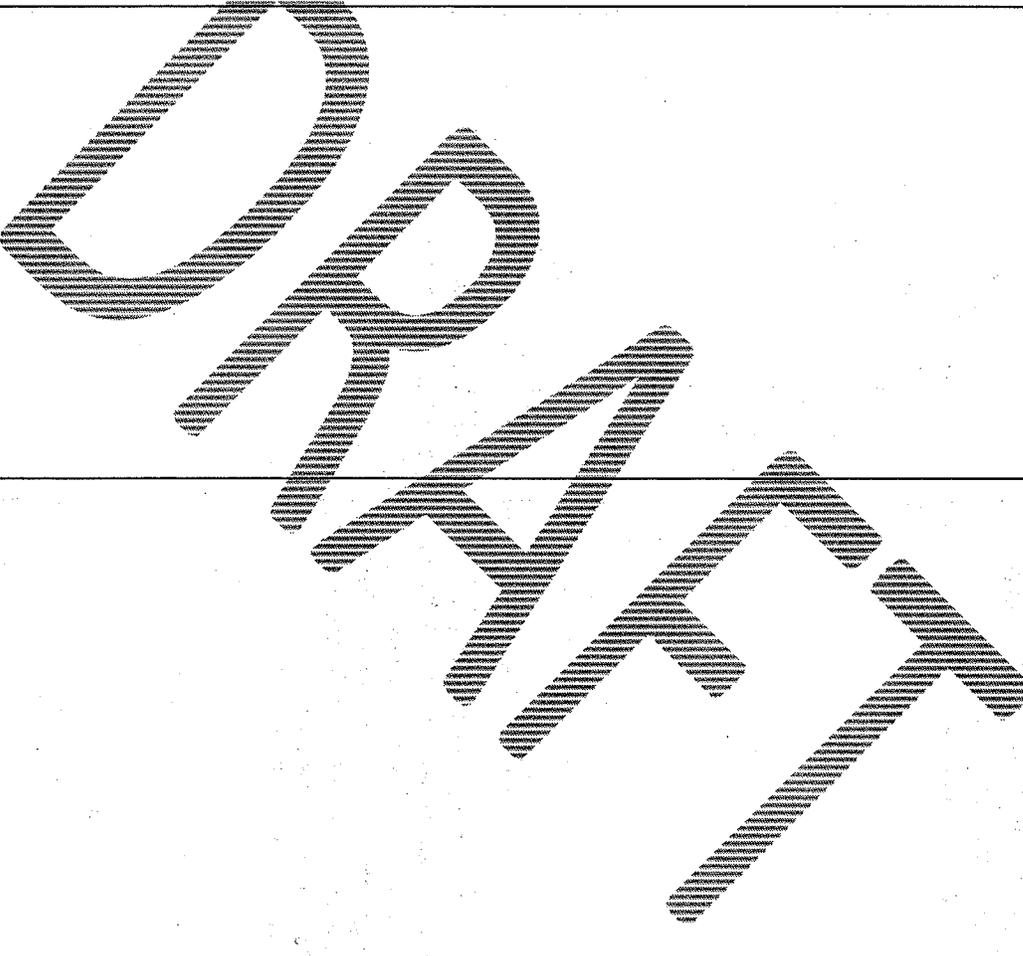
Less than significant with project mitigation Less than significant/No impact

R/S

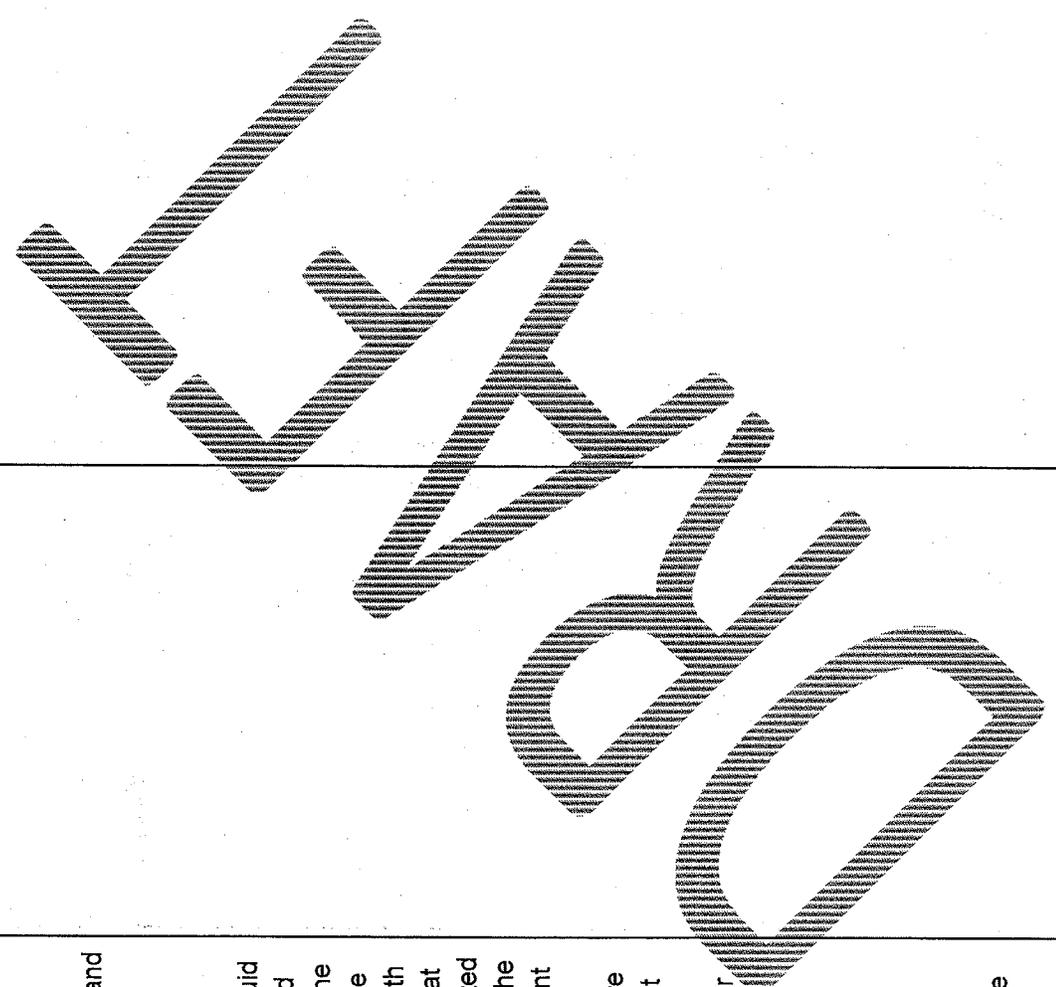
MITIGATION MONITORING PROGRAM
CUP 01-223

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>Noise During Construction</p> <ol style="list-style-type: none"> During construction, standard construction noise attenuation measures are to be adhered to as well as compliance with the Los Angeles County Title 12 Noise Ordinance. Loading and unloading operations should be prohibited between the hours of 10:00 p.m. and 6:00 a.m. (reference 12.08.460 Title 12). All onsite mobile and fixed construction equipment shall be equipped with the manufacturers' recommended noise muffling devices, such as mufflers and engine covers. These devices shall be kept in good working condition throughout the construction process. 	<p>Contact Department of Public Health for consultation and instructions, and pay deposit on Mitigation Monitoring account with Regional Planning prior to commencement of demolition/construction.</p>	<p>Monitoring to occur during demolition/construction.</p>	<p>Applicant</p>	<p>Los Angeles County Departments of Regional Planning, Public Works, and Public Health</p>
<p>Air Quality During Construction</p> <ol style="list-style-type: none"> All off-road diesel powered engines used during the demolition and excavation/grading phases must utilize aqueous diesel fuels. The applicant must ensure that all architectural coatings used during construction are VOC rated at 75 grams/liter or less. The Project Developer shall implement measures to reduce the emissions of pollutants generated by heavy-duty diesel-powered equipment operating at the Project Site throughout the project construction phases. The Project Developer shall include in construction contracts the control measures required and recommended 	<p>Contact South Coast Air Quality Management District (SCAQMD) for consultation and instructions, and pay deposit on Mitigation Monitoring account with Regional Planning prior to commencement of demolition/construction.</p>	<p>Monitoring to occur during demolition/construction.</p>	<p>Applicant</p>	<p>Los Angeles County Departments of Regional Planning, Public Works, and SCAQMD</p>

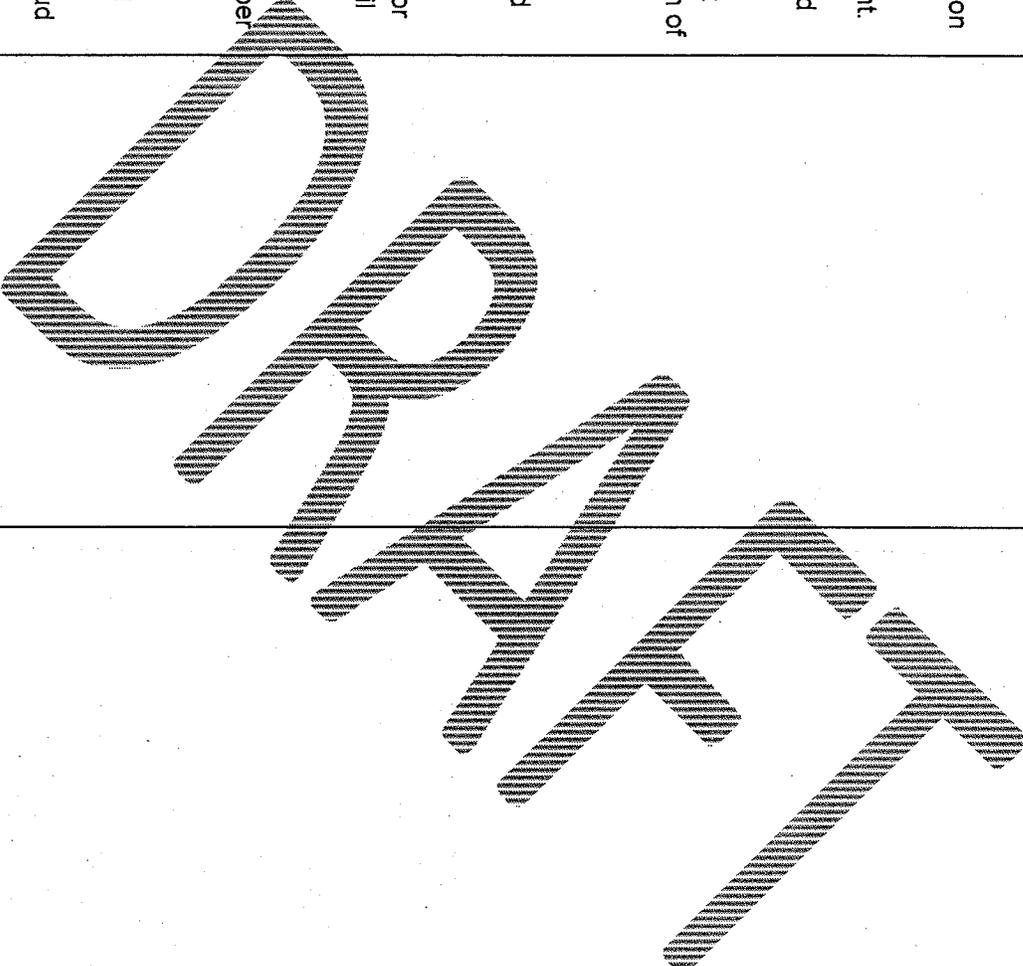
MITIGATION MONITORING PROGRAM
CUP 01-223

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>by the SCAQMD at the time of development. Examples of the types of measures currently required and recommended include the following:</p> <ul style="list-style-type: none"> • Keep all construction equipment in proper tune in accordance with manufacturer's specifications. • Use late model heavy-duty diesel-powered equipment at the Project Site to the extent that it is readily available in the South Coast Air Basin (meaning that it does not have to be imported from another air basin and that the procurement of the equipment would not cause a delay in construction activities of more than two weeks). • Use low-emission diesel fuel for all heavy-duty diesel-powered equipment operating and refueling at the Project Site to the extent that it is readily available and cost effective in the South Coast Air Basin (meaning that it does not have to be imported from another air basin, that the procurement of the equipment would not cause a delay in construction activities of more than two weeks, that the cost 				

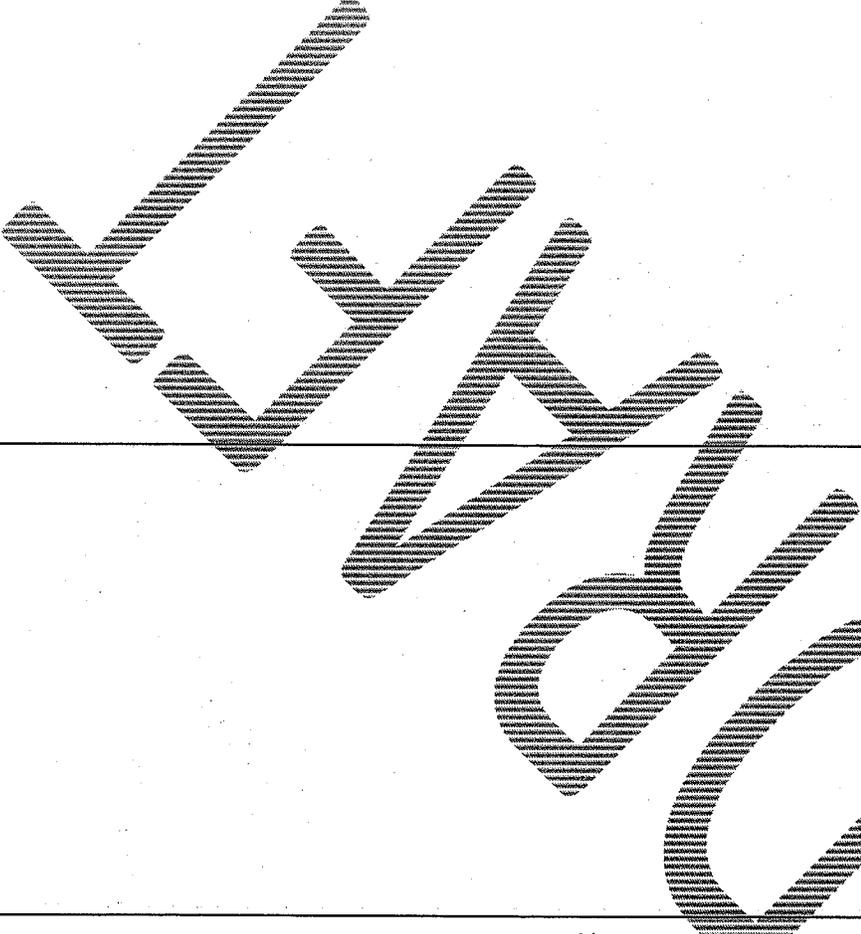
MITIGATION MONITORING PROGRAM
CUP 01-223

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>of the equipment use is not more than 20 percent greater than the cost of standard equipment). (This measure does not apply to diesel-powered trucks traveling to and from the site.)</p> <ul style="list-style-type: none"> Utilize alternative fuel construction equipment (i.e., compressed natural gas, liquid petroleum gas, and unleaded gasoline) to the extent that the equipment is readily available and cost effective in the South Coast Air Basin (meaning that it does not have to be imported from another air basin, that the procurement of the equipment would not cause a delay in construction activities of more than two weeks, that the cost of the equipment use is not more than 20 percent greater than the cost of standard equipment). Limit truck and equipment idling time to five minutes or less. Rely on the electricity infrastructure surrounding the construction site rather than electrical generators powered by internal combustion engines 				

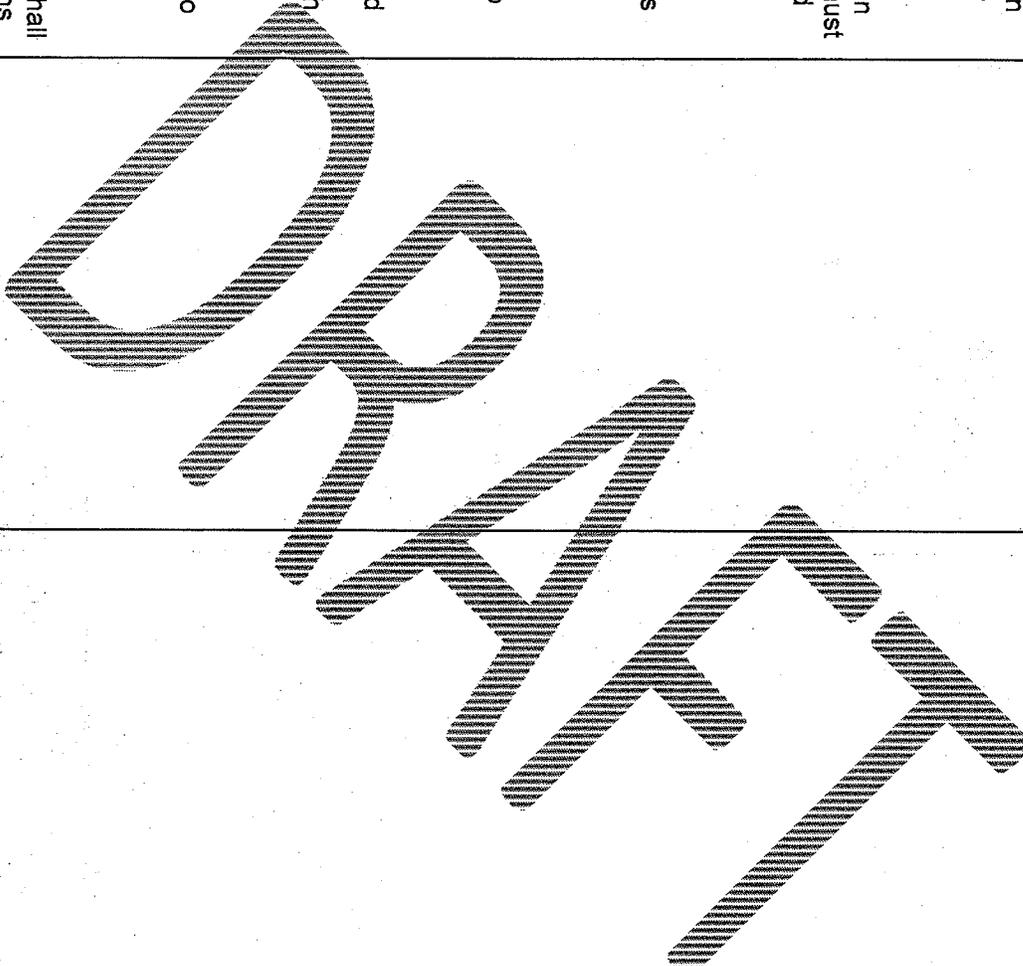
MITIGATION MONITORING PROGRAM
CUP 01-223

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>to the extent feasible.</p> <p>6. The Project Developer shall implement fugitive dust control measures in accordance with SCAQMD Rule 403. The Project Developer shall include in construction contracts the control measures required and recommended by the SCAQMD at the time of development. Examples of the types of measures currently required and recommended include the following:</p> <ul style="list-style-type: none"> • Use watering to control dust generation during demolition of structures or break-up of pavement. • Water active grading/excavation sites and unpaved surfaces at least three times daily. • Cover stockpiles with tarps or apply non-toxic chemical soil binders. • Limit vehicle speed on unpaved roads to 15 miles per hour. • Sweep daily (with water sweepers) all paved parking areas and staging areas. • Provide daily clean-up of mud and dirt carried onto paved streets from the site. • Install wheel washers for all 				

MITIGATION MONITORING PROGRAM
CUP 01-223

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>exiting trucks, or wash off the tires or tracks of all trucks and equipment leaving the site.</p> <ul style="list-style-type: none"> Install wind breaks at the windward sides of construction areas. Suspend excavation and grading activity when winds (instantaneous gusts) exceed 15 miles per hour over a 30-minute period or more. An information sign shall be posted at the entrance to each construction site that identifies the permitted construction hours and provides a telephone number to call and receive information about the construction project or to report complaints regarding excessive fugitive dust generation. Any reasonable complaints shall be rectified within 24 hours of their receipt. <p>7. Maintaining equipment in an idling mode shall be minimized. All equipment not in use longer than five minutes shall be turned off.</p>				
<p>Water Quality During Construction</p> <p>8. Appropriate erosion control and drainage devices shall be incorporated to the satisfaction of the Building and Safety Department, such as interceptor terraces, berms, vee-channels, and</p>	<p>Contact Department of Public Works for consultation and instructions, and pay deposit on Mitigation Monitoring account with Regional Planning prior to commencement of</p>	<p>Prior to and during demolition/construction.</p>	<p>Applicant</p>	<p>Los Angeles County Departments of Regional Planning, Public Works, and Public Health</p>

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<p>inlet and outlet structures.</p> <p>9. All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and vegetation. Non-recyclable materials/wastes shall be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.</p> <p>10. Leaks, drips, and spills shall be cleaned up immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.</p> <p>11. Pavement shall not be hosed down at material spills. Dry cleanup methods shall be used whenever possible.</p> <p>12. Dumpsters shall be covered and maintained. Place uncovered dumpsters under a roof or cover with tarps or plastic sheeting.</p> <p>13. Where truck traffic is frequent, gravel approaches should be used to reduce soil compaction and limit the trafficking of sediment into streets.</p> <p>14. All vehicle/equipment maintenance, repair, and washing shall be conducted away from storm drains. All major repairs shall be conducted off-site. Drip pans or drop cloths shall</p>	<p>demolition/construction.</p>			

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Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>be used to catch drips and spills.</p>				
<p>Drainage/Runoff Control</p> <p>15. A drainage concept review, and final drainage plan approval, shall be deferred to the building permit stage and approved by the Department of Public Works. Site plan layout shall be based upon the approval in concept of the site plan for the subject property on September 3, 2009, by Public Works' Land Development Division. The issue date of this drawing is June 23, 2006. The final drainage concept approval shall cover any increases in runoff, drainage patterns, capacity of existing storm drain facilities, and provide line identification of all proposed drainage facilities. The final plan shall depict slopes for existing and proposed streets, and a Letter of Intent for any offsite work should be provided if applicable. Plans must comply with the National Pollutant Discharge Elimination System (NPDES), Stormwater Management Plan, and Standard Urban Stormwater Mitigation Plan Requirements.</p>	<p>Submittal of drainage concept/plan to Department of Public Works by applicant for review and approval</p>	<p>Pre-construction/building permit stage</p>	<p>Applicant</p>	<p>Los Angeles County Departments of Regional Planning, Public Works</p>
<p>16. Should any operation within the subject project include the construction, installation, modification, or removal of underground storage tanks, industrial waste treatment or disposal facilities, and/or storm water treatment facilities, Public Works' Environmental Programs Division must be contacted for required approvals and operating permits. You may call (626) 458-4948 for consultation.</p>				

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Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>Cultural Resources</p> <p>17. If unknown archaeological, paleontological, and/or cultural materials are discovered during review of the Phase I report (see <i>measure 18 below</i>), or during any grading or construction activity, work will not commence or will stop in the immediate area. Upon such discoveries, the contractor shall immediately notify the project applicant and the County of Los Angeles. A paleontologist and/or archaeologist shall be consulted to determine the discovery's significance and, if necessary, formulate a mitigation plan, including avoidance alternatives, to mitigate impacts. Work can only resume in the area with the approval of the County of Los Angeles and paleontologist and/or archaeologist.</p>	<p>Contact Department of Public Works for consultation and instructions, and pay deposit on Mitigation Monitoring account with Regional Planning prior to commencement of demolition/construction.</p>	<p>Prior to and during demolition/construction</p>	<p>Applicant</p>	<p>Los Angeles County Departments of Regional Planning, Public Works</p>
<p>Hazardous Materials</p> <p>See <i>Measure 18 on page 9</i></p>				

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Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>18. Prior to demolition and grading activities, a Phase I report is to be prepared for the entire site. If the Phase I information indicates any potential release of hazardous materials, a preliminary site assessment to include at a minimum obtaining statistically a valid number of surface and subsurface soil samples and analyzing for Title 22 metals, volatile organic compound, total petroleum hydrocarbons, polychlorinated biphenyls and other contaminants of concern based on the Phase I information. If preliminary data indicates contamination, additional site investigation must be required under oversight of a governmental agency prior to demolition/construction activities. Contact Health Hazardous Materials Division of the Fire Department at (323) 890-4330 for consultation.</p>	<p>Contact County Fire Department for consultation and instructions, and pay deposit on Mitigation Monitoring account with Regional Planning prior to commencement of demolition/construction.</p>	<p>Monitoring to occur prior to demolition/construction.</p>	<p>Applicant</p>	<p>Los Angeles County Fire Department, Department of Regional Planning</p>
<p>Construction and Demolition Recycling</p> <p>19. Construction projects with a total value of over \$100,000, and demolition and grading projects in the County's unincorporated areas are required to recycle or reuse 50 percent of the construction and demolition debris generated per the County's Construction and Demolition Debris Recycling and Reuse Ordinance. A recycling and Reuse plan must be submitted to and approved by the</p>	<p>Contact Department of Public Works for consultation and instructions, and pay deposit on Mitigation Monitoring account with Regional Planning prior to commencement of demolition/construction.</p>	<p>Prior to demolition/construction</p>	<p>Applicant</p>	<p>Los Angeles County Departments of Regional Planning, Public Works</p>

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Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>Environmental Programs Division before construction, demolition, or grading permit may be issued.</p> <p>Emergency Services</p>				
<p>20. Any installed primary entrance gates shall be equipped with a radio activated opening device, to allow emergency service personnel to gain entry by simply keying their microphones.</p>	<p>Contact County Fire and Sheriff Departments for consultation and instructions, and pay deposit on Mitigation Monitoring account with Regional Planning prior to commencement of demolition/construction.</p>	<p>Monitoring to occur prior to completion of construction and during scheduled maintenance or checks.</p>	<p>Applicant</p>	<p>Los Angeles County Sheriff and Fire Departments</p>
<p>Mitigation Compliance</p> <p>21. As a means of ensuring compliance of all above mitigation measures, the applicant is responsible for submitting an annual mitigation compliance report to the DRP for review and responsible for replenishing the mitigation monitoring account, if necessary, until such time as all mitigation measures have been implemented and completed.</p>	<p>Submittal and approval of annual Mitigation Compliance Report. Replenishment of Mitigation Monitoring account if necessary until such time as all mitigation measures have been implemented and completed.</p>	<p>Annually</p>	<p>Applicant</p>	<p>Los Angeles County Department of Regional Planning</p>