Environmental Checklist Form (Draft Initial Study)
County of Los Angeles, Department of Regional Planning

Project title: "Vista Pointe" / Project No. R2015-02032-(2) / Vesting Tentative Tract Map TR073465, RPPT201500626.

Lead agency name and address: Los Angeles County, 320 West Temple Street, Los Angeles, CA 90012

Contact Person and phone number: Steven Jones (213)974-6433

Project sponsor's name and address: Storm Properties, Inc., Jon Spelke 23223 Normandie Avenue, Torrance, CA 90501

Project location: 1423 - 49 W. 120th Street, Los Angeles, CA 90047
APNs: 6079002026, -028, -029, 064 and 076 USGS *Quad*: Inglewood

Gross Acreage: 7.88

General plan designation: West Athens-Westmont Community Plan

Community/Area wide Plan designation: RD 2.3 – Single-Family Residence (1 to 8 du/ac)

Zoning: R-1 (Single-Family Residence Zone, 5,000 Square Foot Minimum Required Lot Area), West Athens-Westmont Community Standards District

Description of project: A residential subdivision to create one multi-family residence lot developed with 56 single-family residence, detached condominium units, one single-family residence lot to remain undeveloped, one open space lot developed with a private park recreation area, private driveways and fire lanes and a request to authorize a yard modification for a reduced front yard setback of 10 feet, to construct and maintain six foot in height fencing within the front yard setback and to construct and maintain 10 foot in height fencing within the side yard setback. The project proposes 18,140 cubic yards of cut, 15, 230 cubic yards of fill, and 45,400 cubic yards of over excavation at an average depth of 5 feet of earth material. Five percent shrinkage is estimated to be 2,910 cubic yards.

Surrounding land uses and setting: The property lies on 7.88 acres within zone R-1 in an area designated for single-family residential. The property is an undeveloped, vacant parcel of land. The subject property is bounded by Normandie Avenue and multi-family residences to the east, West 120th Street and single-family residences to the south, single-family residences and a day care center to the west, and the Southern Pacific Transportation Company railroad and the Glen Anderson/Century 105 freeway to the north.

Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement):

Public Agency	*Approval Required*
Department of Public Works	*Final Map, Grading and Building Permits*

California Dept. of Conservation, Division of Oil, Gas and Geothermic Resources	*Abandonment of oil wells*

Major projects in the area:

Project/Case No.	*Description and Status*
Project No. TR067377-(2)/TR067377	*One multi-family lot developed with 69 single-family residence detached condominium units. Approved, May, 2008. Recorded December, 2011*
Project No. TR071251-(2)/TR071251	*Request to create five single-family residence lots on .88 net acres and to request to modify the minimum lot width from 50 feet to 46 feet on one proposed lot. On pre-hearing subdivision committee hold since April, 2016.*
_____	_____
_____	_____
_____	_____

Reviewing Agencies:

Responsible Agencies

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

Special Reviewing Agencies

- ☐ None
- ☐ Santa Monica Mountains Conservancy
- ☐ National Parks
- ☐ National Forest
- ☐ Edwards Air Force Base
- ☐ Resource Conservation District of Santa Monica Mountains Area
- ☒ SCAQMD
- ☒ Los Angeles Unified School District
- ☒ California Division of Oil, Gas and Geothermic Resources

Regional Significance

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

Trustee Agencies

- ☐ None
- ☒ State Dept. of Fish and Wildlife
- ☐ State Dept. of Parks and Recreation
- ☐ State Lands Commission
- ☐ University of California (Natural Land and Water Reserves System)

County Reviewing Agencies

- ☒ DPW
- ☒ Fire Department
  - -Planning Division
  - - Land Development Unit
  - - Health Hazmat
- ☒ Sanitation District
- ☒ Public Health/Environmental Health Division: Land Use Program (OWTS), Drinking Water Program (Private Wells), Toxics Epidemiology Program (Noise)
- ☒ Sheriff Department
- ☒ Parks and Recreation
- ☒ Subdivision Committee
- ☐

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project.

☒ Aesthetics	☐ Greenhouse Gas Emissions	☐ Population/Housing
☐ Agriculture/Forest	☒ Hazards/Hazardous Materials	☐ Public Services
☒ Air Quality	☐ Hydrology/Water Quality	☐ Recreation
☒ Biological Resources	☐ Land Use/Planning	☐ Transportation/Traffic
☒ Cultural Resources	☐ Mineral Resources	☐ Utilities/Services
☐ Energy	☒ Noise	☒ Mandatory Findings of Significance
☒ Geology/Soils		

DETERMINATION: (To be completed by the Lead Department.)
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 in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that 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 the 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.

S. JONES — September 27, 2016
Signature (Prepared by) — Date

September 29, 2016
Signature (Approved by) — Date

1. AESTHETICS

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒

No Impact.

A scenic vista is defined as a viewpoint that provides expansion views of a highly valued landscape for the benefit of the general public. Aesthetic components of a scenic vista generally include (1) scenic quality, (2) sensitivity level, and (3) view access. No scenic resources exist on the project site or in the surrounding area therefore the proposed project will not impact those resources. The project is located entirely within the jurisdiction of the County of Los Angeles and will not affect any scenic resource in other jurisdictions. The project will not obstruct views to or from any scenic resource, degrade the character of a scenic highway, or disrupt a scenic vista.

- There are no designated scenic highways adjacent to or in proximity to the project site as identified by the State of California CalTrans Scenic Highway Mapping System (Updated 9/7/2011): http://www.dot.ca.gov/hq/LandArch/scenic_highways/index.htm;
- There are no scenic highways, corridors, and resources designated by the County General Plan or in the County GIS-NET Scenic Highways layer (in the "Transportation" folder) and Significant Ridgelines layer (in the "Administrative Layers & Districts" folder);
- There are no borders of the subject property with cities adjacent to or near the project site; and
- No significant ridgelines are on or near the subject property identified in the County GIS-NET Topography layer.

No mitigation is required.

b) Be visible from or obstruct views from a regional riding or hiking trail?	☐	☐	☐	☒

No Impact.

The project site is not visible and would not obstruct views from any regional riding or hiking trails. No riding or hiking trails are present in or near the site. The proposed project would not impact riding or hiking trails.

- No designated or proposed trails traversing, adjacent to, or in proximity to, the project site as identified in the County GIS-NET Trail sub-layer in the Transportation layer; and
- There are no borders of the subject property with cities adjacent to or near the project site.

The proposed project is not sited near any designated riding or hiking trails, therefore it will not result in any impacts related to having a substantial adverse effect on these resources. No subdivision trail requirements were imposed through Subdivision Committee Meetings.

c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☒	☐	☐

Less Than Significant Impact With Mitigation Incorporated.

The project site contains several tall trees located within the south and west portions of the parcel (adjacent to the existing church), varying in height from approximately 40-50 feet tall. These trees are proposed to be removed when the site is graded or otherwise prepared for new development. Although not protected species, these trees are visibly taller than other trees in the immediate surrounding area. Their removal will have a noticeable visual impact and could be considered damaging to views currently enjoyed by existing residents. In the event that the trees are removed, the mitigation measure MM-1 requires the project plant a sufficient size, number and type of similar trees that will re-establish the scenic tree view from the same vantage points along the adjoining streets. The new trees need not necessarily be of the same species as the existing trees.

- The Community Plan seeks to minimize adverse environmental impacts.
- The County General Plan contains a conservation emphasis consisting of measures for the conservation of natural resources including a varied landscape;
- The existing distinctive scenery gives residents a sense of place, heightens the feeling of belonging, and instills a sense of uniqueness and civic pride;
- An objective of the conservation and open space element of the County General Plan is to preserve and protect biotic resources;
- The County General Plan recognized the need to promote landscaping to provide scenic beauty, make the urban environment more attractive and pleasant, improve air quality and separate and screen urban uses from noise and unsightly views and has policies to encourage the maintenance of landscaped areas and pollution-tolerant plants in urban areas, integrate landscaping and open space into housing and encourage tree planting programs to enhance the beauty of urban landscaping.
- The existing trees are also of value because of their beauty, age and unusual dimensions.

There are no scenic rock outcroppings located within the project limits.

The subject parcel or structure is not found on the list of Historic resources and points of interest designated by the State of California in unincorporated Los Angeles County, within the California Office of Historic Preservation, on the National Register of Historic Places, or on State Register of Historic Places.

Mitigation Measure:

MM-1: *a) Prior to final map approval, submit a tree planting plan that shows the number, size and type of tree species to be planted along Normandie Avenue and West 120th Street that will sufficiently recreate the existing view of "tall trees" located in south and west portions of the project site in addition to required front yard trees, and trees throughout the project site; b) The selected trees shall meet LA County requirements for native and non-invasive species per the County Biologist; and c) The selected trees shall be included in the project's "onsite/front yard tree" performance bond and subject to bond release inspection after installation.*

d) Substantially degrade the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features?	☐	☐	☒	☐

Less Than Significant Impact.

Development of the project would result in the construction of 56 detached residential condominium units including an internal private streets connecting from Normandie Avenue. The detached units would be two stories in height and have a comparable footprint size compared with homes in the surrounding area. Most of the units will have significantly less front and backyard space compared with surrounding homes. The surrounding homes are largely all single-story "1950's ranch-style". Thus, the project will introduce distinctive building elements (taller homes, reduced yard sizes) into the community. The most visible proposed units, those fronting along Normandie Avenue and West 120th Street, will have front and side yards that are developed as rear yard spaces for the individual units to be maintained behind walls facing the streets which is a departure from the majority of lots and dwelling units along the same streets. This will eliminate front yard driveway pavement and driveway curb cuts along the street. The project will be required to include the planting of a number of new trees of several different varieties onsite in various areas, specifically along Normandie and West 120th Streets and at the prominently visible southeast corner of the project site, at the project entry, along the proposed internal private streets and walkways, around and in the park and in front yard areas of the individual units. The project architectural elevations depict new homes that will be different in style than that of surrounding homes, but of a traditional and high-quality character. The project will also introduce some desirable distinctive visual elements such as numerous new street tree plantings beyond County Code requirements. The internal private streets are proposed be gated at the entry along Normandie Avenue. Moving into the project site from the sole entry which is located at West 120th Street, the internal private drives will be loaded with individual private drive aprons that will provide garage parking access to individual units. Parkways that mimic the public right-of-way as proposed will work to offset the moderate visual impacts expected by the new development. Thus, no further mitigation is needed.

e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?	☐	☒	☐	☐

Less Than Significant Impact with Mitigation Incorporated.

The proposed project would introduce nighttime lighting to the project site. Project lighting may include lighting along walkway paths, landscape lighting, low exterior residential lighting at front entrances, street lighting along the interior streets, Normandie Avenue and W 120th Street, and back porch lighting. All lighting would be hooded or shielded to focus the light downward and to prevent light spillage onto adjacent properties. The project site could potentially be illuminated from sunset to sunrise, which would introduce new nighttime lighting; however, the project lighting would be similar in intensity, character and coverage as existing light sources in the surrounding residential neighborhoods surrounding the sites. No extraordinary lighting is proposed that would impact nighttime views. Mitigation Measure MM-2 requires the project applicant to prepare a site lighting plan. This measure is *intended* to minimize impacts of new sources of light and glare to adjacent land uses, limit nighttime lighting to that necessary for security, and ensure that lighting is shielded to reduce glare and spill lighting effects. Implementation of this mitigation measure would reduce potential impacts related to new lighting to a less than significant level.

Glare generation can occur from sunlight reflected from glass and reflective materials utilized on buildings. Any glare experienced as a result of sunlight reflecting off buildings would be temporary, changing with the movement of the sun throughout the course of the day and the seasons of the year. Glare associated with the proposed project would be minimal and no more than that typically associated with existing residential use in the surrounding area. The project landscaping would reduce the effect of any glare by screening glare sources such as windows. Therefore, potential glare impacts would be less than significant.

Mitigation Measure:

MM-2: *Prior to issuance of any building permit, the project applicant shall prepare a site lighting plan for review and approval by the County of Los Angeles Director of Regional Planning, or designee. The lighting plan shall be prepared by a licensed electrical engineer and shall be in compliance with applicable standards of the Los Angeles County Code. The lighting plan shall demonstrate that all exterior lighting has been designed and located so that all direct rays are confined to the property in a manner meeting the approval of the Director of Regional Planning, or designee.*

2. AGRICULTURE / FOREST

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
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 non-agricultural use?	☐	☐	☐	☒

No Impact.

The project site is vacant and undeveloped. The surrounding area is characterized by predominantly residential uses. The project site is not used for agricultural production and is not designated Prime Farmland, Unique Farmland, or Farmland of Statewide Importance on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. The project would not convert any type of farmland to a nonagricultural use or contribute to environmental changes that could result in conversion of farmland to nonagricultural use. No impacts to agricultural resources would occur, and no mitigation is required.

b) Conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act contract?	☐	☐	☐	☒

No Impact.

The project site is currently zoned R-1 which allows single-family residential use; however, the site remains vacant and undeveloped. The site is not used for agricultural production and is not protected by, or eligible for, a Williamson Act contract. No impacts to agricultural resources would occur, and no mitigation is required.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))?	☐	☐	☐	☒

No Impact.

The main portion of the site is vacant and undeveloped. The project site is currently zoned R-1 which allows single-family residential use. The project site does not contain nor is it used or zoned for forest land or timberland production. No impacts to forest land or timberland resources would occur, and no mitigation is required.

d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒

No Impact.

The main portion of the site is undeveloped. The project site is currently zoned R-1 which allows light single-family residential use. The project site is surrounded by urban development. Trees on the project site are found along the south and east perimeters. The proposed project would not convert forest land to a non-forest use. Likewise, the project site would not contribute to environmental changes that could result in conversion of forest land to non-forest use. No impacts to forest land or timberland resources would occur, and no mitigation is required.

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? **No Impact.**	☐	☐	☐	☒

The project site is currently zoned R-1 which allows single family residential use. The site is not located in a forest and does not have a land use designation or zoning as forest. It is also not used for agricultural production. The proposed project would not convert farmland to a nonagricultural use. Likewise, the project site would not contribute to environmental changes that would indirectly result in conversion of farmland to nonagricultural use. No impacts to agricultural resources would occur, and no mitigation is required.

3. AIR QUALITY

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?	☐	☐	☐	☒

No Impact.

A project is consistent with the regional Air Quality Management Plan (AQMP) if it does not create new violations of clean air standards, exacerbates any existing violations, or delays a timely attainment of such standards. The project is located within the South Coast Air Quality Management District (SCAQMD), which is the agency principally responsible for comprehensive air pollution control in the South Coast Air Basin. The SCAQMD develops rules and regulations; establishes permitting requirements for stationary sources; inspects emissions sources; and enforces such measures through educational programs or fines, when necessary. The SCAQMD is directly responsible for reducing emissions from stationary (area and point), mobile, and indirect sources. It has responded to this requirement by preparing a sequence of Air Quality Management Plans (AQMPs).

The SCAQMD Governing Board adopted an updated 2012 Air Quality Management Plan (AQMP) on February 1, 2013 (SCAQMD 2013). The purpose of the 2012 AQMP is to set forth a comprehensive program that will lead the region into compliance with federal air quality standards for 8-hour ozone (O_3) and fine particulate matter with a diameter of 2.5 microns or less (PM2.5). The 2012 AQMP is designed to accommodate expected future population, housing, and employment growth and is based on the Southern California Association of Governments' (SCAG's) 2012 regional population, housing and employment projections contained in their 2012 Regional Transportation Plan (RTP).

Projects such as the proposed Vista Pointe residential project do not directly relate to the AQMP in that there are no specific air quality programs or regulations governing general development. Conformity with adopted plans, forecasts and programs relative to population, housing, employment and land use is the primary yardstick by which impact significance of planned growth is determined. The change to regional air quality from the proposed action is immeasurably small due to the size of the project relative to the air quality basin and because the project does not exceed air quality standards. Therefore, the project is considered consistent with the region's AQMP. No impacts would occur and no mitigation is required.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐

Less Than Significant Impact.

The State's criterion for regional significance is 500 dwelling units for residential uses. The proposed project entails the subdivision and construction of 56 buildings to be used as single-family residences and open space. The project will not violate any applicable federal or state air quality standard 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)?

Less Than Significant Impact.

There are no projects within a 500 foot radius coming on-line. The project will not cumulatively contribute to a pollutant that is considered "non-attainment" for the region. The proposed project would not contribute a significant amount of a criteria air pollutant in that it would not be combined with other projects resulting in a significant addition to a non-attainment criteria pollutant.

The project will not exceed the SCAQMD Air Quality Significant Thresholds.

Construction emissions would be less than the thresholds allowed with code compliance.

d) Expose sensitive receptors to substantial pollutant concentrations? ☐ ☐ ☒ ☐

Less Than Significant Impact

Sensitive receptors are adjacent to and within a ¼ mile to approximately ¾ mile of the property identified as playgrounds, schools, day care facilities and other residential neighborhoods. There would be a less than significant impact with mitigation incorporated (MM-3 above). Construction of the project may expose surrounding sensitive receptors to airborne particulates, as well as a small quantity of construction equipment pollutants (i.e., usually diesel-fueled vehicles and equipment). However, exhaust emissions associated with construction of a project this size are typically below SCQAMD CEQA thresholds during construction and construction contractors would be required to implement measures to reduce or eliminate emissions by following SCAQMD standard construction practices. Therefore, sensitive receptors are not expected to be exposed to substantial pollutant concentrations during construction, and potential short term impacts are considered less than significant. No further mitigation is required.

A Los Angeles County Department of Public Health memo dated December 15, 2010, recommends separation between residences and freeways; however, this is not an adopted policy for Regional Planning. A potentially significant impact could occur where the proposed project would contribute substantial pollutant concentrations near an existing sensitive use, and proximity to high volume vehicular routes, such as Normandie Avenue and the 105 freeway, can result in unhealthful automobile exhaust exposure upon sensitive receptors and risk populations. Air quality impacts associated with proximity to the 105 freeway would be lessened with adherence to the Department of Public Health memo.

e) Create objectionable odors affecting a substantial number of people? ☐ ☐ ☒ ☐

Less Than Significant Impact

The proposed project, including the creation of one multi-family lot and construction of 56 detached dwelling units to be used as single family residences as permitted by current zoning, would not create objectionable odors that would be perceptible to a substantial number of people. The proposed project would not violate rule AQMD Rule 402, which states "a person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or to the public or which cause or have a natural tendency to cause injury to damage to business or

property. The provisions of this rule shall not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals."

Some objectionable odors may emanate from operation of diesel-powered construction equipment during construction of the project. These odors, however, would be limited to the site only during the construction period and would dissipate quickly; therefore, would not be considered a significant impact. Project operation would not result in objectionable odors as the project is a typical residential subdivision that does not manufacture or store material, nor are uses allowed within the zone that would generate significant objectionable odors. No mitigation is required.

4. BIOLOGICAL RESOURCES

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
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 (CDFW) or U.S. Fish and Wildlife Service (USFWS)?	☐	☐	☒	☐

Less Than Significant Impact

This is an urban site. A nesting bird survey should be prepared prior to construction.

Biological resources are identified and protected through various federal, state, regional, and local laws and ordinances. The federal Endangered Species Act and the California Endangered Species Act (CESA) state that animals and plants that are threatened with extinction or are in a significant decline will be protected and preserved. The State Department of Fish and Wildlife created the California Natural Diversity Database (CNDDB), which is a program that inventories the status and locations of rare plants and animals in California.

b) Have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFW or USFWS?	☐	☐	☐	☒

No Impact.

The County's primary mechanism to conserve biological diversity is an identification tool and planning overlay called Significant Ecological Areas (SEA). SEAs are ecologically important land and water systems that are valuable as plant and/or animal communities, often integral to the preservation of threatened or endangered species, and conservation of biological diversity in the County. These areas also include nearly all of the wildlife corridors in the County, as well as oak woodlands and other unique and/ or native trees.

The project site is not located in or near an SEA or regional or local habitat conservation plan as designated by the state or County. The project would not have any impact on identified sensitive natural communities.

c) Have a substantial adverse effect on federally or state protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, and drainages) or waters of the United States, as defined by § 404 of the federal Clean Water Act or California Fish & Game code § 1600, et seq. through direct	☐	☐	☐	☒

removal, filling, hydrological interruption, or other means?
No Impact.

Section 404 of the Clean Water Act defines wetlands as "those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas."

The project site is not located on or near any federally or State protected wetlands. Accordingly, the project would have no impact on wetlands or waters of the U.S.

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? ☐ ☒ ☐ ☐

Less Than Significant Impact with Mitigation Incorporated.

The project site is not located near any designated wildlife or migratory corridors. However, due to the presence of trees on-site, there is a potential for nesting habitat for birds species that are afforded protection under the Migratory Bird Treaty Act (MBTA). Trees located on-site and utility poles located along W 120th Street may provide suitable nesting sites for birds, including raptors. A report should provide recommendations for the avoidance of nesting birds during construction activities at the site.

Mitigation Measure:

MM-4: *Within five (5) days prior to land-clearing activities between February 1 through September 15, a qualified biologist shall conduct a nesting survey to identify any direct or indirect impacts to actively nesting birds. If direct or indirect impacts are identified, the biologist shall specify the appropriate mitigation measure(s) for these impacts. Such measures may include avoidance of occupied nests, staging work areas outside an established buffer area, modified scheduling of grading and clearing and monitoring of active nests during construction.*

With incorporation of Mitigation Measure MM-4, project impacts would be less than significant.

e) Convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5 inch in diameter measured at 4.5 feet above mean natural grade) or otherwise contain oak or other unique native trees (junipers, joshuas, southern California black walnut, etc.)? ☐ ☐ ☐ ☒

No Impact.

The project site and surrounding properties do not support any oak trees or oak woodlands.

f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. ☐ ☐ ☐ ☒

County Code, Title 22, Ch. 22.56, Part 16), the Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, § 22.56.215), and Sensitive Environmental Resource Areas (SERAs) (L.A. County Code, Title 22, Ch. 22.44, Part 6)?
No Impact.

The project site is not located in or near a Wildflower Reserve Area, nor does the site support oak trees. The project would not conflict with policies or ordinances pertaining to those resources.

g) Conflict with the provisions of an adopted state, regional, or local habitat conservation plan? ☐ ☐ ☐ ☒
No Impact.

The project site is not located in or near a SEA or regional or local habitat conservation plan as designated by the state or County. The project would not have any effect on such plans.

5. CULTURAL RESOURCES

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?	☐	☐	☐	☒

No Impact.

Section 15064.5 of the State CEQA Guidelines identifies both significant buildings and significant archeological resources as "historical resources". Because Question 5(b), below, addresses archeological resources, this discussion focuses on historical resources and historic properties such as buildings, structures, objects, sites, or historic districts.

CEQA defines a "historical resource" as a resource that meets one or more of the following criteria: (1) listed in, or determined eligible for listing in, the California Register of Historical Resources (California Register); (2) listed in a local register of historical resources as defined in Public Resources Code (PRC) Section 5020.1(k); (3) identified as significant in a historical resource survey meeting the requirements of PRC Section 5024.1(g); or (4) determined to be a historical resource by a project's Lead Agency (PRC Section 21084.1 and State CEQA Guidelines Section 15064.5(a)).

There are no features on the subject property considered eligible under any of the four criteria for listing on the California Register. There are no historical resources present on site. In addition, based on the age of the surrounding residential homes, none of the adjacent structures would be eligible for listing in the California Register, and none is listed in a local register of historic places, identified, or determined to be a historic resource by the County. Therefore, the proposed project would not cause a substantial adverse change in the significance of a historical resource, and no mitigation is required.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?	☐	☒	☐	☐

Less Than Significant Impact With Mitigation Incorporated

A review was conducted of the National Register, the California Register, and the California Office of Historic Preservation. Additionally, further research was conducted through the Los Angeles County Assessor's office and through various internet resources. The searches revealed no cultural resources within one-half mile of the project site boundaries.

Ground disturbing activities always have the potential to reveal buried deposits not observed on the surface during previous archaeological surveys. Prior to the initiation of ground-disturbing activities, field personnel should be alerted to the possibility of buried prehistoric or historic cultural deposits. As such, Mitigation Measure MM-5 is provided.

Mitigation Measure:

MM-5: *Prior to commencement of any grading activity on site, the applicant shall provide written evidence to the Director of Regional Planning, or designee that a qualified archaeologist has been retained. In the event that field personnel encounter buried cultural materials, work in the immediate vicinity of the find should cease and a qualified archaeologist should be retained to assess the significance of the find. The qualified archaeologist shall have the authority to stop or divert construction excavation as necessary. If the qualified archaeologist finds that any cultural resources present meet eligibility requirements for listing on the California Register or the National Register, plans for the treatment, evaluation, and mitigation of impacts to the find would need to occur. The archaeological monitor shall prepare a final report at the conclusion of archaeological monitoring. The report shall be submitted by the Permittee to the County, the South Central Coastal Information Center, and representatives of other appropriate or concerned agencies to signify the satisfactory completion of the Project and required mitigation measures. The report shall include a description of resources unearthed, if any, treatment of the resources, and evaluation of the resources with respect to the California Register of Historical Resources.*

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or contain rock formations indicating potential paleontological resources?	☐	☒	☐	☐

Less than Significant Impact with Mitigation Incorporated.

Paleontological sensitivity is a measure of the potential for the discovery of significant fossils during development of an area. Sensitivity levels are predicated primarily for the underlying geological formations. It is not known if the proposed project would require excavations that penetrate through alluvial soils and into bedrock formations; however, since the area is sensitive for paleontological resources, unknown significant paleontological resources could be disturbed if excavations penetrate the bedrock formations in the project site. Implementation of mitigation measure MM-6 is required if excavations penetrate the bedrock formations in the project site. Mitigation Measure MM-6 requires the applicant retain a qualified paleontologist to monitor these excavations. The paleontologist would ensure any collected specimens be prepared, identified, cataloged, and donated to an accredited repository. Implementation of Mitigation Measure MM-6 would ensure that impacts to paleontological resources are reduced to a less than significant level.

Mitigation Measures:

MM-6: *A qualified Paleontologist shall be retained to develop and implement a paleontological monitoring program for construction excavations that would encounter older Quaternary alluvium or deposits associated with Pico Formation or Towsley Formation. The Paleontologist shall attend a pre-grading/excavation meeting to discuss a paleontological monitoring program. A qualified paleontologist is defined as a paleontologist meeting the criteria established by the Society for Vertebrate Paleontology. The qualified Paleontologist shall supervise a paleontological monitor who shall be present at such times as required by the Paleontologist during construction excavations into older Quaternary alluvium, or deposits associated with Pico Formation or Towsley Formation. Monitoring shall consist of visually inspecting fresh exposures of rock for larger fossil remains and, where appropriate, collecting wet or dry screened sediment samples of promising horizons for smaller fossil remains. The frequency of monitoring inspections shall be determined by the Paleontologist and shall be based on the rate of excavation and grading activities, the materials being excavated, and the depth of excavation, and if found, the abundance and type of fossils encountered.*

MM 6.1: *If a potential fossil is found, the paleontological monitor shall be allowed to temporarily divert or redirect grading and excavation activities in the area of the exposed fossil to facilitate evaluation and, if necessary, salvage. A buffer area of at least 25 feet shall be established around the find where construction activities shall not be allowed to continue. Work shall be allowed to continue outside of the buffer area. At the Paleontologist's discretion, and to reduce any construction delay, the grading and excavation contractor shall assist in removing rock samples for initial processing. Any fossils encountered and recovered shall be prepared to the point of identification and catalogued before they are donated to their final repository. Any*

fossils collected shall be donated to a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County. Accompanying notes, maps, and photographs shall also be filed at the repository.

MM 6.2: *The paleontologist shall prepare a report summarizing the results of the monitoring and salvaging efforts, the methodology used in these efforts, as well as a description of the fossils collected and their significance. The report shall be submitted by the Permittee to the lead agency and the Natural History Museum of Los Angeles County, and other appropriate or concerned agencies to signify the satisfactory completion of the Project and required mitigation measures.*

Other Potential Mitigation Measures

If the National History Museum or the Phase I Archaeological Survey identifies your project site as being located near a known paleontological resource site, put this language in your answer:

In the event that paleontological resources are encountered during the construction process, the proposed project would be required to halt all development activities, contact the Los Angeles County Natural History Museum and inform them of the encounter. Subsequently, the applicant should retain the services of a certified paleontological resource specialist. Only the specialist will be able to tell the contractor when development activities can recommence.

d) Disturb any human remains, including those interred outside of formal cemeteries? ☐ ☒ ☐ ☐

Less Than Significant Impact with Mitigation Incorporated.

The project site is not a formal cemetery and is not adjacent to a formal cemetery. The project site is not known to contain human remains interred outside formal cemeteries, nor is it known to be located on a burial ground. The project would involve ground disturbance during construction. It is highly unlikely that the proposed project would disturb any human remains during construction; however, should human remains be uncovered during construction, mitigation measure MM-7 would apply.

Mitigation Measure:

MM-7: *If human remains are encountered during excavation activities, all work shall halt and the County Coroner shall be notified (California Public Resources Code §5097.98). The Coroner will determine whether the remains are of forensic interest. If the Coroner, with the aid of the County-approved Archaeologist, determines that the remains are prehistoric, s/he will contact the Native American Heritage Commission (NAHC). The NAHC shall be responsible for designating the most likely descendant (MLD), who will be responsible for the ultimate disposition of the remains, as required by Section 7050.5 of the California Health and Safety Code. The MLD shall make his/her recommendation within 48 hours of being granted access to the site. The MLD's recommendation shall be followed if feasible, and may include scientific removal and non-destructive analysis of the human remains and any items associated with Native American burials (California Health and Safety Code §7050.5). If the landowner rejects the MLD's recommendations, the landowner shall rebury the remains with appropriate dignity on the property in a location that will not be subject to further subsurface disturbance (California Public Resources Code §5097.98).*

e) Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in CEQA Public Resources Code § 21074? ☐ ☒ ☐ ☐

Less Than Significant Impact with Mitigation Incorporated.

The project site has not been shown to be or contain a tribal cultural resource and is included in a local register of historical resources. The project site is not known to be a cultural landscape or a unique archaeological

resource. Should the project site be determined to be a significant tribal cultural resource, mitigation measure MM-8 would apply.

Mitigation Measure:

MM-8: *If items, areas or other resources of significance associated with tribal cultural resources are identified, mitigation measure contents could include avoidance of the items, treating the items with dignity, permanent conservation easement(s) and/or protecting the items in place.*

6. ENERGY

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Conflict with Los Angeles County Green Building Standards Code (L.A. County Code Title 31)?	☐	☐	☒	☐

Less Than Significant Impact.

All new facilities would be built to comply with all current building codes, including the requirements of the Los Angeles County Green Building Standards, California Title 24, Part 11 Energy Efficiency Standards for Residential and Nonresidential Buildings and the Title 24 California Green Building Standards. Impacts would be less than significant and no mitigation is required.

b) Involve the inefficient use of energy resources (see Appendix F of the CEQA Guidelines)?	☐	☐	☒	☐

Less Than Significant Impact.

The project does not involve any processes or features requiring excessive amounts of energy as compared to other residential uses throughout the County. Moreover, compliance with all pertinent State and local building codes for the conservation of energy resources would ensure that the proposed residential are more energy-efficient than older residential construction. Impacts would be less than significant and no mitigation is required.

7. GEOLOGY AND SOILS

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) 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 active fault trace? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐

Less Than Significant Impact.

The entirety of Los Angeles County is part of the seismically active region of Southern California. Within the County, there are numerous known faults which generally trend northwest-southeast. In the areas surrounding these fault traces, fault and seismic hazard zones have been designated to identify areas of active seismic concern.

A majority of the eastern portion of the site lies within an Alquist-Priolo Fault Zone of the Newport-Inglewood Fault. The mapped trace of the fault traverses the northeast portion of the site.

The Alquist-Priolo Earthquake Fault Zoning Act of 1972 prohibits the location of most structures for human occupancy across the traces of active faults, and lessens the impacts of fault rupture. The County General Plan prohibits new developments, as defined by the Alquist-Priolo Act, within fault traces until a comprehensive geological study has been completed. A geotechnical engineering investigation for proposed residential housing prepared by RMA GeoScience (RMA) and dated March 10, 2015 summarizes the findings and conditions of the site survey. The subject property is partially located within an Alquist-Priolo Earthquake Fault Zone for surface rupture hazards.

The project area is located in the Rosecrans Hills in the central portion of the Los Angeles Basin. The basin is bordered at the north by the Santa Monica Mountains, at the east by the Repetto, Elysian and Puente Hills, and Santa Ana Mountains at the south. The Los Angeles basin consists of a low-lying plain with a gradual seaward slope that is broken up by a northwest chain of slopes.

The project site is located at the northwest corner of West 120th Street and Normandie Avenue adjacent to the south of the 105 freeway. The site is characterized by a fairly level pad that is bordered at the north by a 40-foot high descending slope. Oil wells are located on site along with stands of vegetation, and residences with customary outbuildings.

According to the geotechnical report (RMA, 2016), the site is underlain by alluvium and sediments of the upper Pleistocene aged Lakewood Formation which consist of non-marine sediments deposited in a fluvial

or stream environment. The Newport-Inglewood fault zone is classified as active. An active fault has had surface displacement within the Holocene period, or approximately the last 11,000 years.

Hundreds of faults underlie much of the urban and rural areas of Southern California. The California Geologic Survey (CGS) has established the Alquist-Priolo Earthquake Fault Zoning program, which classifies the potential for a known earthquake fault to produce surface rupture. With adherence to County Code requirements, the impact is less than significant.

ii) Strong seismic ground shaking? ☐ ☐ ☒ ☐

Less Than Significant Impact.

The project site is located at the northwest corner of West 120th Street and Normandie Avenue adjacent to the south of the 105 freeway. A majority of the site at the eastern portion lies within an Alquist-Priolo Fault Zone of the Newport-Inglewood Fault. The mapped trace of the fault traverses the northeast portion of the site.

Strong seismic ground shaking at the project site is correlated with the proximity to an active fault line that triggers an earthquake. The proposed project would subject people or structures to strong seismic ground shaking.

Approximately 20 notable earthquakes (with a magnitude (M) of 6.0 or greater on the Richter Scale) were recorded in Southern California during the years 1769 to 1999. The two largest earthquakes in the Los Angeles Basin during recent times are the January 1994 M6.7 Northridge and February 1971 M6.6 San Fernando (also commonly known as the Sylmar) earthquakes. Destructive compressional earthquakes, such as the 1971 San Fernando, the 1989 Whittier, and the 1994 Northridge earthquakes, along with numerous smaller compressional events, are reminders that active reverse and thrust faulting activity continues. The Elysian Park and other buried blind thrust faults, along with the frontal fault system and other oblique reverse fault zones, have a high potential to generate large earthquakes in the Los Angeles Basin.

The project would likely experience moderate to intense seismic ground shaking during its design life also because of regional seismicity. The estimated design peak horizontal ground acceleration per the 2010 California Building Code (CBC) is 0.49g. With adherence to County Code requirements, the impact is less than significant.

iii) Seismic-related ground failure, including liquefaction and lateral spreading? ☐ ☐ ☒ ☐

Less Than Significant Impact.

Soils subject to liquefaction are water saturated soils, frequently loosely packed and granular in nature, that when subjected to seismic activity lose their cohesion and act like a fluid. Liquefaction areas are usually found in areas with a water table near the surface. A project site that is not located within a designated liquefaction zone will not be subject to impacts related to liquefaction.

Liquefaction is a phenomenon in which loose, saturated, relatively cohesion less soil deposits lose shear strength during strong ground motions. Primary factors controlling liquefaction include intensity and duration of ground motion, gradation characteristics of the subsurface soils, in-situ stress conditions, and the depth to groundwater. Liquefaction is typified by a loss of shear strength in the liquefied layers due to rapid increases in pore water pressure generated by earthquake accelerations.

The current standard of practice, as outlined in the "Recommended Procedures for Implementation of DMG Special Publication 117, Guidelines for Analyzing and Mitigating Liquefaction in California" and "Special Publication 117A, Guidelines for Evaluating and Mitigating Seismic Hazards in California" requires liquefaction analysis to a depth of 50 feet below the lowest portion of the proposed structure. Liquefaction typically occurs in areas where the soils below the water table are composed of poorly consolidated, fine to medium-grained, primarily sandy soil. In addition to the requisite soil conditions, the ground acceleration and duration of the earthquake must also be of a sufficient level to induce liquefaction.

Department internal GIS-NET 3 and the Geotechnical Investigation concluded the Project Site is not within an area identified as having a potential for liquefaction based on review of the Los Angeles County Seismic Safety Element. Additionally, the Project Site is not located in an area designated as "liquefiable" according to the State of California Seismic Hazard Zone, Inglewood Quadrangle Map (CDMG 1999). Therefore, impacts would be less than significant.

The proposed development would subject persons or structures to significant impacts related to liquefaction. According to RMA, 2016, ground water was not encountered in tests and the historic high ground water according to the Seismic Hazard Evaluation of Inglewood Quadrangle (1998), is 50 feet below ground surface.

iv) Landslides? ☐ ☐ ☒ ☐

Less Than Significant.

A landslide is the movement or flow of soil, rocks, earth, water, or debris down a slope. Seismic activity can trigger landslides, especially on steep slopes or those with slide plains that will move easily. The California Geologic Survey maps potential landslide areas throughout California. These maps are updated periodically and usually in response to some geological event. According to the State of California Seismic Hazard Zones Map, Inglewood Quadrangle Map (CDMG 1999), the project site is not located within an area identified as having a potential for seismic slope instability. The Geotechnical Investigation concluded there are no known landslides near the Project Site, nor is the Project Site in the path of any known or potential landslides.

b) Result in substantial soil erosion or the loss of topsoil? ☐ ☐ ☒ ☐

Less Than Significant Impact.

Construction runoff is regulated by the National Pollutant Discharge Elimination System (NPDES) Construction General Permit, which applies to all construction that disturbs an area of at least one acre. The project would prepare a SWPPP that includes standard Best Management Practices (BMPs) for erosion and sediment control. Implementation of the SWPPP would minimize potential water and wind erosion during the construction phase.

The project site is a 7.88 acres urbanized parcel where the approximately 78,770 cubic yards of earth material will be graded and balanced on site including cut, fill and over excavation. At least 2.78 acres of the site will be covered with buildings and unit areas including private rear yard space and 2.10 acres of the property is proposed to be open space recreation area. The amount of grading proposed is not required to obtain a discretionary permit. Any storm water runoff discharges would not cause or contribute to on-site or downstream erosion, impacts would be less than significant.

For all grading permits, the Department of Public Works requires compliance with their grading best practices manual, which includes best management practices for erosion control. This is not considered a mitigation measure for CEQA, as compliance is required.

The County's Low Impact Development (LID) Ordinance provides requirements for the management of storm runoff, which will lessen potential amounts of erosion activities resulting from stormwater. In addition, the Regional Water Quality Control Board issued a Municipal Storm Water National Pollutant Discharge Elimination System Permit (NPDES Permit No. CAS004001) that requires new development and redevelopment projects to incorporate storm water mitigation measures. As such, a Standard Urban Stormwater Mitigation Plan (SUSMP) is required to reduce the quantity and improve the quality of rainfall runoff that leaves the site.

c) 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?	☐	☐	☒	☐

Less Than Significant Impact.

Page 7 of the Geotechnical Evaluation (RMA 2016) determined by estimate that, assuming the material is re-compacted, a shrinkage value of approximately 10 percent should be applied to the project.

The report finds that soils should be free from "lumps or clods" for foundations and site improvements, such as retaining walls, to minimize the impacts of expansive soils. Site foundations and grading plans, including foundation-loading details, should be forwarded to the County Engineer for review and approval prior to finalizing design and that no deviation from recommended specifications would be allowed, except where specifically superseded in the preliminary geology and geotechnical report, or in other written communication signed by an appropriate engineer.

The specific recommendations in the Geotechnical Evaluation would be implemented consistent with the County Code. With adherence to County Code requirements, the impact is expected to be less than significant.

d) 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?	☐	☐	☒	☐

Less Than Significant Impact.

Expansive soils can undergo shrinkage during drying, and swelling during the rainy winter season, or when irrigation is resumed resulting in distress to building structures and hardscape improvements. Expansive soils are those that change their volume depending on the presence and extent of water saturated in the soil.

The Geotechnical Evaluation (RMA 2016) noted artificial fill was encountered on the site. As noted (RMA, 2015, p. 8), "*fill…consisted of brown, clayey sand that is dry to moist and medium dense [with] small fragments of brick… and an organic, slightly oily odor...*" It was further noted that the site is underlain by older alluvium consisting of a dark to reddish brown, clayey sand to sandy clay that is moist and dense/stiff.

The report also says that soils at the site were mostly granular and that it is anticipated that the on-site soils have very low to low expansion potential.

The project is required to comply with the Los Angeles County building code, which includes construction and engineering standards, as well as any additional recommendations developed in tandem with the Geotechnical Evaluation resulting in less than significant impacts.

e) Have soils incapable of adequately supporting the use of onsite wastewater treatment systems where sewers are not available for the disposal of wastewater? **No impact.**	☐	☐	☐	☒

The proposed project does not entail the installation of onsite wastewater treatment systems, since public sewers are available for the disposal of wastewater.

f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, § 22.56.215) or hillside design standards in the County General Plan Conservation and Open Space Element? **No impact.**	☐	☐	☐	☒

The project site does not contain slopes over 25 percent, and thus does not conflict with the Hillside Management Area Ordinance.

8. GREENHOUSE GAS EMISSIONS

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐

Less Than Significant Impact.

Climate change refers to any significant change in measures of climate (such as average temperature, precipitation, or wind patterns) over a period of time. Climate change may result from natural factors, natural processes, and human activities that change the composition of the atmosphere and alter the surface and features of the land. Significant changes in global climate patterns have recently been associated with global warming, which is an average increase in the temperature of the atmosphere near the Earth's surface; this is attributed to an accumulation of greenhouse gas (GHG) emissions in the atmosphere. GHGs trap heat in the atmosphere which, in turn, increases the Earth's surface temperature. Some GHGs occur naturally and are emitted to the atmosphere through natural processes, while others are created and emitted solely through human activities. The emission of GHGs through fossil fuel combustion in conjunction with other human activities appears to be closely associated with global warming (OPR 2008).

GHGs, as defined under California's Assembly Bill 32 (AB 32) (California Health and Safety Code §38505), include carbon dioxide (CO_2), methane (CH4), nitrous oxide (N2O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF6). GHGs vary widely in the power of their climatic effects; therefore, climate scientists have established a unit called global warming potential (GWP). The GWP of a gas is a measure of both potency and lifespan in the atmosphere as compared to CO_2. For example, since CH_4 and N_2O are approximately 21 and 310 times more powerful than CO_2, respectively, in their ability to trap heat in the atmosphere, they have GWPs of 21 and 310, respectively (CO_2 has a GWP of 1). Carbon dioxide equivalent (CO_2e) is a quantity that enables all GHG emissions to be considered as a group despite their varying GWP. The GWP of each GHG is multiplied by the prevalence of that gas to produce CO_2.

The project site is currently developed with a single-family residence use and abandoned oil wells. The residential sector of total GHGs equals approximately 18 percent. Within that sector, typical annual CO_2 emissions account for over 98 percent of GHGs and those emissions are all energy-related.

The project includes the creation of one multi-family lot developed with 56 detached, single-family residential condominium units. Construction activities are short term and cease to emit greenhouse gases upon completion. Considering requirements of the County's Green Building Ordinance, it is not expected that the project will generate GHGs that would have a significant impact on the environment.

Assembly Bill (AB) 32, the California Global Warming Solutions Act of 2006 (California Health and Safety Code §38501), recognizes that California is the source of substantial amounts of GHG emissions. The statute states that:

> Global warming poses a serious threat to the economic well-being, public health, natural resources, and the environment of California. The potential adverse impacts of global warming include the exacerbation of air quality problems, a reduction in the

quality and supply of water to the state from the Sierra snowpack, a rise in sea levels resulting in the displacement of thousands of coastal businesses and residences, damage to marine ecosystems and the natural environment, and an increase in the incidences of infectious diseases, asthma, and other human health-related problems.

In order to avert these consequences, AB 32 establishes a State goal of reducing GHG emissions to 1990 levels by the year 2020, which is a reduction of approximately 16 percent from forecasted emission levels. The County of Los Angeles has set a target to reduce GHG emissions by at least 11% below 2010 levels by 2020 as reflected in the County's Community Climate Action Plan (CCAP). The CCAP is a component of the Los Angeles County General Plan.

The CCAP includes goals and strategies for individual project level incentives for compliance with State and local actions to reduce GHG emissions within the unincorporated areas. The State actions considered in the CCAP include Titles 24 and 31 with regard to building energy reductions and design.

The County determined, pursuant to the discretion afforded by Sections 15064.4(a) and 15064.4(b) of the CEQA Guidelines, that the project shall be evaluated by the regulations and requirements adopted to implement the local CCAP for the reduction or mitigation of greenhouse gas emissions.

Construction Activity GHG Emissions

Construction GHG emissions are generated by vehicle engine exhaust from construction equipment, on-road hauling trucks, vendor trips, and worker commuting trips. Because impacts from construction activities occur over a relatively short period of time, they contribute a relatively small portion of the overall lifetime project GHG emissions. In addition, GHG emission reduction measures for construction equipment are relatively limited. Therefore, SCAQMD staff recommends that construction emissions be amortized over a 30-year project lifetime, so that GHG reduction measures address construction GHG emissions as part of the operational GHG reduction strategies (SCAQMD 2008).

Project Operational GHG Emissions

Proposed project activities will result in continuous greenhouse gas emissions from mobile, area, and operational sources. Mobile sources, including vehicle trips to and from the project site, will result primarily in emissions of CO_2 with minor emissions of methane (CH_4) and nitrous oxide (N_2O). The most significant GHG emission from natural gas usage will be methane. Electricity usage by the proposed project and indirect usage of electricity for water and wastewater conveyance will result primarily in emissions of CO_2. Disposal of solid waste will result in emissions of methane from the decomposition of waste at landfills coupled with CO_2 emission from the handling and transport of solid waste. These sources combine to define the long-term greenhouse gas emissions inventory for the build-out of the proposed project.

A numerical threshold for determining the significance of greenhouse gas emissions in the South Coast Air Basin (Basin) has not officially been adopted by the SCAQMD. As an interim threshold based on guidance provided in the CAPCOA *CEQA and Climate Change* white paper, a non-zero threshold based on Approach 2 of the handbook will be used. Threshold 2.5 (Unit-Based Thresholds Based on Market Capture) establishes a numerical threshold based on capture of approximately 90 percent of emissions from future development. The latest threshold developed by SCAQMD using this method is 3,000 metric tons carbon dioxide equivalent ($MTCO_2E$) per year for residential and commercial projects. This threshold is based on the review of 711 CEQA projects.

Greenhouse gas emissions associated with the proposed project is not expected to exceed the 3,000 $MTCO_2E$ threshold based on assumptions for projects similar in size; therefore, impacts will be less than significant and no mitigation is required.

b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒

No impact.

The County has adopted the 2013 edition of the California Building Code (County Code Title 26 (Building Code), including the California Green Building Standards Code (County Code Title 31 (Green Building Standards Code). The project would be subject to the California Green Building Standards Code, which requires new buildings to reduce water consumption, employ building commissioning to increase building system efficiencies for large buildings, divert construction waste from landfills, and install low pollutant-emitting finish materials. The project does not include any feature (i.e. substantially altered energy demands) that would interfere with implementation of these state and County codes and plans. No impact will occur.

9. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?	☐	☐	☒	☐

Less Than Significant Impact.

The proposed project involves construction of new residential units, which would require grading, installation of infrastructure to connect to existing power, water and sewer lines, and other construction associated with erecting the residential structures. The residential subdivision project does not include the routine transportation, storage, production, use, or disposal of hazardous materials, or the use of pressurized tanks. During the construction phase of the project, the project may include minimal use of hazardous materials, such as solvents, paints, lubricants, and oils. Current local, state, and Federal laws relating to the use, storage, and disposal of these materials make it. Hazardous materials that are used during construction would be transported, used, stored, and disposed of according to County, State, and federal regulations. Operation of the proposed project would not involve the use, transport, or disposal of hazardous materials, nor would it result in generation of hazardous emissions, materials, or wastes. No mitigation measures would be required.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?	☐	☒	☐	☐

Less Than Significant Impact with Mitigation Incorporated.

There are no open cases of a leaking underground storage tank (LUST), cleanup sites or land disposal sites within one-quarter mile of the project site (Source: California Water Resources Board GeoTracker—https://geotracker.waterboards.ca.gov/). The State Water Resources Control Board website indicates that at the location identified as T10000003451, Williams Olive Glen 69 LLC - 1535 West 120th Street, Los Angeles - soil contaminants (benzene, diesel, gasoline, toluene, xylene) had been a concern. Leak discovery and excavation occurred in 2011. A formal closure decision document was issued for site

There will be no impact related to the release of hazardous materials from leaking underground storage tanks into the environment as a result of the proposed project.

There are previously abandoned oil wells on the subject property. The potential for hazardous materials in the soil from previous oil production, as well as hazards resulting from excavation and construction in the vicinity of abandoned wells, requires mitigation measures in order to limit their impacts to a less-than-significant level.

The location of a UST is not indicated and no additional permits for the removal of a UST were found in the records. Elevated concentrations of methane and other volatile petroleum vapors may intrude into the buildings over time from well casing that have not been properly abandoned or have corroded over time, from residual petroleum hydrocarbons in near surface soil, and potentially from deeper oil and gas producing zones.

The California Department of Conservation's Division of Oil and Gas and Geothermal Resources (DOGGR or "Division") provided well files that indicate the two oil wells were plugged in 2013 and 1978. Under California Public Resources Code, Section 3208.1, the DOGGR can order the re-abandonment of previously abandoned well for safety reasons. DOGGR acts in an advisory role with local permitting agencies (in this case the Los Angeles County, Building and Safety Division) when property development planning is under way near oil and gas wells under the Construction-Site Plan Review Program. Under this program, DOGGR typically reviews past plugging and abandonment operations, evaluates the top of excavated well casing to verify the well is not leaking fluids or gas, open the well casing to inspect for methane gas accumulation if the well has been sealed, and issue a Well Review Letter to the applicant and local permitting agency.

Mitigation Measure

***MM-9:* Re-abandonment of Oil Wells.** *Prior to issuance of grading permits, the applicant shall post bonds for the transfer of the oil well(s) and submit the Verification of Transfer letter from the Division of Oil, Gas and Geothermal Resources (DOGGR).*

MM-9.1: *Inactive oil wells on the project site shall be re-abandoned in accordance with current California Code of Regulations Title 14 Section 1981 abandonment standards, if applicable/required. All required documentation shall be submitted to the Division of Oil, Gas & Geothermal Resources (DOGGR) and the site inspected by DOGGR engineer. Prior to inspection by DOGGR, the DOGGR Report of Well Plugging and Abandonment shall be submitted to the Los Angeles County Fire Department for review and approval.*

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses? ☐ ☒ ☐ ☐

Less Than Significant Impact With Mitigation Incorporated.

Demolition of an existing single-family residence and accessory structures is proposed at project implementation. Hazardous emissions or materials may be emitted from or used on the project site within one-quarter mile of a private school, a private playground and other residential areas. Demolition activities may include the disposal of asbestos and lead-based paint. The site was previously used as an informal dump site.

Mitigation Measure

***MM-9.2:* Hazardous Material.** *Obtain demolition permits prior to removing building material from the project site. If regulated substances that pose a major threat to public health and safety or the environment because they are highly toxic, flammable or explosive (subject to CalARP requirements) are anticipated and/or identified on site, prepare a hazardous assessment to determine the effects of the regulated substance on surrounding land uses in the event of a release.*

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment? ☐ ☐ ☐ ☒

No impact.

The project site is not included on the California Department of Toxic Substances Control EnviroStor database of clean-up sites and hazardous waste permitted facilities (Source: http://www.envirostor.dtsc.ca.gov/public/).

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? ☐ ☐ ☐ ☒

No impact.

Safety hazards from airports can include aircraft noise, air pollution, and traffic. The project site is located near the Hawthorne Municipal Airport. This site is neither within an adopted airport land use plan nor within two miles of a public or private airport. The proposed project will have no impact the project and would not create a safety hazard for people once the project is completed.

The proposed project site is not located within the Airport Influence Zone and is not located within the runway protection zone. As a result, no project impact would occur with regard to the airport's proximity.

No mitigation is required.

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? ☐ ☐ ☐ ☒

No impact.

The project site is not located within an airport land use plan or within two mile of a public or private airport. No impact would occur.

g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan? ☐ ☐ ☒ ☐

Less Than Significant Impact.

The Office of Emergency Management is responsible for organizing and directing the preparedness efforts of the Emergency Management Organization of Los Angeles County. The OEM is the day-to-day Los Angeles County Operational Area coordinator for the County. The emergency response plan for the unincorporated areas of the county is the Operational Area Emergency Response Plan (OAERP), which is prepared by OEM. The OAERP strengthens short and long-term emergency response and recovery capability, and identifies emergency procedures and emergency management routes in the County. The county has also prepared a Local All Hazards Mitigation Plan to be in compliance with federal law and to be eligible for disaster funding. the County's fire disaster routes and the County's designated Disaster routes identify the routes that emergency responders are likely to take when responding to an emergency scenario, the routes that residents will be funneled toward to exit an area affected by a disaster, and the field facilities that will be used by emergency responders to coordinate their activities.

The proposed project site is adjacent to the 105 freeway transportation corridor, however, no transportation corridor access can be taken from the project site. The project would not impede emergency responders from using the route as planned. No significant impact would occur since the proposed project would not displace

an emergency response field facility. Impacts would be less than significant since development would occur adjacent to, or in the vicinity of disaster routes or field facilities but would not impede their use.

No mitigation measure required.

h) Expose people or structures to a significant risk of loss, injury or death involving fires, because the project is located:

i) within a Very High Fire Hazard Severity Zones (Zone 4)? ☐ ☐ ☐ ☒

No impact.

The project site is not located within a Very High Fire Hazard Severity Zone.

ii) within a high fire hazard area with inadequate access? ☐ ☐ ☐ ☒

No impact.

The project site is not within a high fire hazard area with inadequate access. The project site is located in an urbanized area with easy access to arterial roads and has been reviewed and approved by the Los Angeles County Fire Department for adequate emergency access.

iii) within an area with inadequate water and pressure to meet fire flow standards? ☐ ☐ ☐ ☒

No impact.

The Fire Department has determined that the existing water pressure would be adequate to meet fire flow standards for the proposed development.

iv) within proximity to land uses that have the potential for dangerous fire hazard? ☐ ☐ ☒ ☐

Less Than Significant Impact.

The project site is not located in proximity to land uses with a potential for dangerous fire hazard. The project site is surrounded by other residential uses. The proposed project would be required to comply with all of the requirements of the Los Angeles County Fire Code.

i) Does the proposed use constitute a potentially dangerous fire hazard? ☐ ☐ ☒ ☐

Less Than Significant Impact.

The proposed use does not constitute a potentially dangerous fire hazard. The project site is not located within a Very High Fire Hazard Severity Zone. The proposed residential subdivision project does not entail the regular use of large amounts any hazardous or highly flammable materials or substances.

10. HYDROLOGY AND WATER QUALITY

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐

Less Than Significant Impact.

Los Angeles County is split between two water quality regions: Los Angeles Region and the Lahontan Region. The proposed project is located under the Los Angeles Region regional water quality control board's (RWQCB) jurisdiction.

Each regional board prepares and maintains a Basin Plan, which identifies water quality objectives to protect all beneficial uses of the waters of that region. The objectives are detailed in the Basin Plan. The water quality objectives are achieved by employing three strategies for addressing water quality issues: control of point source pollutants, control of nonpoint source pollutants, and remediation of existing contamination.

The project site will be connected to an existing municipal wastewater system. In unincorporated Los Angeles County, the proposed project would be required to comply with the requirements of the Low-Impact Development Ordinance, as well as the requirements of the County's MS4 Permit (Municipal Separate Storm Sewer System), in order to control and minimize potentially polluted runoff. Because all projects are required to comply with these requirements in order to obtain construction permits and certificates of occupancy, the proposed project would not impact any nonpoint source requirements.

The proposed project would be required to remediate any contamination emanating from the project site prior to project development, therefore the proposed project will be compliant with the applicable remediation 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 pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	☒

No Impact.

The project site would be served by a public water system and would not make use of local groundwater.

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?	☐	☐	☒	☐

Less Than Significant Impact.

The drainage pattern governing a particular plot of land is determined by a combination of factors including topography, geology, vegetation, and the amount of on-site development. The site is relatively level and does not contain any existing drainage courses. The construction of the proposed structures and the subdivision of the lot will not substantially alter the existing drainage pattern of the site in a manner which would result in flooding, erosion, or siltation on-site or off-site.

Any physical change to the project site implemented as part of development activities will result in at least a small change to the drainage pattern. The developed condition of the site will drain to the gutter on Normandie Avenue via a parkway culvert that will run under the sidewalk. The project will be required to submit an approved drainage plan and comply with all NPDES and MS4 requirements, as well as the Low Impact Development (LID) Ordinance.

An intermittent water course described as a river, channel or stream runs on the project site at the northern boundary. There is no grading and/or development activity proposed in this area of the project. No substantial change in the drainage pattern is proposed, therefore no substantial erosion or siltation is expected to occur.

The Los Angeles Regional Water Quality Control Board addresses on-site drainage through its construction, industrial, and municipal permit programs. These permits require measures to minimize or prevent erosion and reduce the volume of sediments and pollutants in a project's runoff and discharges based upon the size of the project 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?	☐	☐	☒	☐

Less Than Significant Impact.

The approved hydrology report says that graded dirt slopes surround the site which is primarily undeveloped. An intermittent water course described as a river, channel or stream runs on the project site at the northern boundary.

Proposed development activities will result in at least a small change to the drainage pattern. The proposed project is required to comply with all requirements of the Low-Impact Development Ordinance for managing and minimizing the amount of runoff leaving the project site, so no other mitigation measure is required.

e) Add water features or create conditions in which standing water can accumulate that could increase habitat for mosquitoes and other vectors that transmit diseases such as the West Nile virus and result in increased pesticide use?	☐	☐	☐	☒

No Impact.

The project does not proposed any water features that would accumulate standing water.

f) 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?
Less Than Significant Impact.

The proposed construction of residences will be subject to the County's Low Impact Development Ordinance to minimize or reduce runoff, and the developer will be required to submit an approved drainage plan and comply with all NPDES and MS4 requirements.

g) Generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality? ☐ ☐ ☒ ☐
Less Than Significant Impact.

The project activities would include clearing, grubbing, grading and over excavation. Construction runoff is regulated by the National Pollutant Discharge Elimination System (NPDES) Construction General Permit. This permit applies to all construction that disturbs an area of at least one acre. The project is subject to NPDES construction requirements to the satisfaction of the County of Los Angeles Department of Public Works.

h) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84)? ☐ ☐ ☐ ☒
No Impact.

The project will be required to comply with the Los Angeles County Low Impact Development Ordinance.

i) Result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance? ☐ ☐ ☒ ☐
Less Than Significant Impact.

The project site is located inland from the coastal portions of Los Angeles County and connects to the municipal storm drain system. Since the proposed is subject to the County's Low Impact Development Ordinance, adherence to the requirements would prevent any substantial amount of nonpoint sources of pollutants.

The project site is not located in the vicinity of a State Water Resources Control Board ("SWRCB")-designated Area of Special Biological Significance identified on the SWRCB website, http://www.swrcb.ca.gov/water_issues/programs/ocean/docs/asbs/asbs_areas/asbs_swqpa_publication03.pdf

j) Use onsite wastewater treatment systems in areas with known geological limitations (e.g. high groundwater) or in close proximity to surface water (including, but not limited to, streams, lakes, and drainage course)? ☐ ☐ ☐ ☒
No Impact.

The proposed project does not entail the use of onsite wastewater treatment systems.

k) Otherwise substantially degrade water quality? ☐ ☐ ☒ ☐

Less Than Significant Impact.

The project will not otherwise substantially degrade water quality. The proposed project will be connected to the existing public water and sewer systems.

l) 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, or within a floodway or floodplain? ☐ ☐ ☐ ☒

No Impact.

The project site is not within a 100-year flood hazard area as mapped by a Federal Emergency Management Agency ("FEMA") Flood Insurance Rate Map ("FIRM").

m) Place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain? ☐ ☐ ☐ ☒

No Impact.

The project site is not within a 100-year flood hazard area as mapped by a Federal Emergency Management Agency ("FEMA") Flood Insurance Rate Map ("FIRM").

n) 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? ☐ ☐ ☐ ☒

No Impact.

There are no flood zones, levees, or designated dam inundation areas in the vicinity of the project site.

o) Place structures in areas subject to inundation by seiche, tsunami, or mudflow? ☐ ☐ ☐ ☒

No Impact.

The project site is not located within a seiche or landslide zone, or within a tsunami inundation area.

11. LAND USE AND PLANNING

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Physically divide an established community?	☐	☐	☒	☐

Less Than Significant Impact.

The proposed project construction and subdivision includes the creation of one gated multi-family lot developed with 56 detached single-family condominium units and would not result in a physical division of an established community from the construction of new freeways, rail lines or flood control channels. The creation of three lots at the corner of Normandie and 120th propose a private drive and fire lane internal circulation system and the new lots will conform to the existing street grid. The design will also incorporate numerous pedestrian and vehicular connections into and through the site.

An un-gated project would more closely conform to the West Athens-Westmont Community Plan and Community Standards District. To maintain project identity, the pedestrian and vehicular connection points could be distinguished by monuments which would lessen any perceived divide of the established West Athens-Westmont community.

b) Be inconsistent with the applicable County plans for the subject property including, but not limited to, the General Plan, specific plans, local coastal plans, area plans, and community/neighborhood plans?	☐	☐	☐	☒

No Impact.

The property is within the single-family residence land use category of the West Athens-Westmont Community Plan. The Plan indicates that this land use designation indicates that the project site is suitable for residential uses, upon issuance of appropriate permits. The proposed project of 56 dwelling units is consistent with the land use category, as the maximum residential density for the project site is 8 dwelling units per acre. The proposed densities for the condominium lots is 7.1 dwelling units per acre.

c) Be inconsistent with the County zoning ordinance as applicable to the subject property?	☐	☐	☒	☐

Less Than Significant Impact.

The detached residential condominiums units, open space and single-family residence lot are allowed in the Zone R-1.

Title 22, Planning and Zoning, of the Los Angeles County Code is the County's planning document that applies to the entire unincorporated County area. It serves as the implementation tool for the West Athens-Westmont Community Plan. The applicant has requested to construct and maintain structures in required yard areas. Modifications may be authorized by the director of planning for yard regulations where topographic features, subdivision plans or other conditions create an unnecessary hardship or unreasonable regulation or make it obviously impractical to require compliance with a yard requirement. The proposed project does not conflict with any provisions of the County's Zoning Code.

d) Conflict with Hillside Management criteria, Significant Ecological Areas conformance criteria, or other applicable land use criteria?	☐	☐	☐	☒

No Impact.

The project site does not contain any area exceeding 25 percent in slope and is not subject to the requirements of the Hillside Management Ordinance. The project site is also not located within any Significant Ecological Area.

12. MINERAL RESOURCES

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
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?	☐	☐	☐	☒

No Impact.

The project will not result in the loss of availability of a known mineral resource, as the project site is not identified as a mineral resource area on the Los Angeles County Natural Resource Areas map.

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?	☐	☐	☐	☒

No Impact.

The project would not result in the loss of availability of a locally-important mineral resource recovery site, as the project site is not identified as a mineral resource area on the Los Angeles County Natural Resource Areas map.

13. NOISE

Would the project result in:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Exposure of persons to, or generation of, noise levels in excess of standards established in the County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?	☐	☒	☐	☐

Less Than Significant Impact.

The project entails the subdivision, construction, and operation of 56 detached single-family residential condominium units. The project would not result in a substantial permanent increase in ambient noise in the project vicinity above levels existing without the project. Any noise generated by the proposed project would be similar to ambient noise levels in the area, which is developed with single-family residences at similar densities. New stationary sources of noise, such as mechanical HVAC equipment, would be installed for the proposed uses. This equipment would be required to comply with County Code Section 12.08.530, which prohibits operation of any air conditioning or refrigeration so that its noise exceeds 55 dBA at any neighboring property.

Construction noise levels would affect receptors during construction of project. Temporary noise levels during construction activity for the project will be greatest during demolition and construction noise levels during any required improvements to Normandie Avenue and West 120th Street. The use of concrete saws, dozers, tractors, and graders could expose the single-family residences and daycare to construction noise. Noise impacts are considered significant if they expose persons to levels in excess of standards established in local general plans or noise ordinances. Impacts may also be significant if they create either a substantial permanent or temporary increase. To determine significance and whether or not additional noise-suppression methods are required, an acoustical analysis, including the analysis of mobile and point noise sources and their impact on the proposed project and adjacent properties should be submitted to the Department of Public Health.

Los Angeles County Code Section 12.08.440 prohibits construction between the hours of 7:00 p.m. and 7:00 a.m. of any day, and at any time on Sundays and legal holidays. Required compliance with these time restrictions would limit construction noise to times when people are generally less sensitive to noise and reduce the effect of construction equipment noise. The Noise Control Ordinance further states that the contractor shall conduct construction activities in such a manner that the maximum noise levels at affected buildings will not exceed those listed in the following table. All mobile and stationary internal-combustion-powered equipment and machinery is required to be equipped with suitable exhaust and air-intake silencers in proper working order.

Mitigation Measure

MM-13.1: Acoustical Analysis. *Submit an acoustical analysis to include analysis of mobile and point sources and their impact on the proposed project and neighbors, sensitive receptors (i.e., schools) and risk populations (i.e., the elderly, children with asthma, people with chronic health issues, etc…).*

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? ☐ ☐ ☒ ☐

Less Than Significant Impact.

As indicated above, the construction noise level at the exterior of surrounding uses could exceed the standards of the County Noise Ordinance. Because project construction activities could exceed these limitations and would be a substantial source of noise for some surrounding uses, noise associated with short-term construction activities is potentially significant unless mitigation is incorporated. Groundborne vibration can be an issue when vibration causes structural damage to existing buildings or disturbs sleep. Equipment used for construction will be graders, excavators, water truck, and haul trucks. These would not be a permanent or substantial source of vibration. The County uses the vibration perception threshold (annoyance) of 0.01 particle velocity ("ppv") inch per second ("in/sec"). This standard would eliminate the potential for structural damage, which for most structures range from 0.25 to 0.5 ppv in/sec. Compliance with County requirements would reduce, avoid or minimize potentially significant impacts to sensitive receptors. Therefore, no significant impacts from excessive groundborne vibration or groundborne noise levels would result.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from parking areas? ☐ ☐ ☒ ☐

Less Than Significant Impact.

The proposed project is a request to construct 56 detached single-family residence condominium units in the midst of a highly developed single-family residential community. Condominium development is not a substantial noise-producing land use. Noise from the project site would be effectively impeded by planned perimeter walls, landscaping and by the buildings themselves. The project proposes to house vehicles within enclosed garages and the guest parking areas are buffered by buildings within and surrounding the project. Therefore, the project would not result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. Therefore, the project would not expose sensitive receptors or existing residents to excessive noise levels, and impacts would be less than significant.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from amplified sound systems? ☐ ☒ ☐ ☐

Less Than Significant Impact With Mitigation Incorporated.

Noise impacts are considered significant if they expose persons to levels in excess of standards established in local general plans or noise ordinances. Impacts may also be significant if they create either a substantial permanent or temporary increase. In most environmental analyses, "substantial" is taken to mean a level that is clearly perceptible to humans. Project construction activities could exceed maximum decibel level and would be a substantial source of noise for the surrounding residences. Noise associated with short-term construction activities is potentially significant unless mitigation is incorporated. Compliance with County requirements regarding times of construction and the Noise Ordinance would reduce, avoid or minimize potentially significant impacts to sensitive receptors. Therefore, the project would not result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. In compliance with applicable regulations and implementation of the mitigation measures below, the project would reduce, avoid, or minimize potentially significant impacts to sensitive receptors. Impacts would be less than significant.

Mitigation Measures

***MM-13.2:* Construction Activities.** *Construction activities shall not be permitted on any national holiday or on any Sunday. All construction equipment shall use properly operating mufflers. Any powered equipment or powered hand tool that produces a maximum noise level exceeding 75 dBA at a distance of 50 feet from said source shall be prohibited unless a means exists to reduce such noise below 75 dBA. The use of a temporary noise barrier during construction is considered a reasonable and feasible measure, as described below, if the 75 dBA Noise Ordinance requirement cannot be achieved by other means.*
A temporary noise barrier shall be installed along the eastern site boundary when heavy equipment is being used within 160 feet of said boundary. The barrier height shall be 10 feet above grade. If sound blankets are installed on a support framework, the edges shall overlap sufficiently to cover any gaps, and the areal density of the framework and fabric shall be at least 3.5 pounds per square foot to provide adequate stiffness to the array.

***MM-13.3:* Additional Construction Noise Controls.** *For all mobile construction equipment operating within 250 feet of adjacent residential receptors, and for all stationary construction equipment operating on the project site, additional noise attenuation techniques shall be employed to ensure that noise remains within levels allowed by the County of Los Angeles noise restrictions. Prior to issuance of grading permits, the Applicant shall submit a mitigation plan prepared by a qualified engineer or other acoustical expert for review and approval by the departments of Regional Planning and Public Health that identifies noise control measures that achieve a minimum 20 dBA reduction in construction-related noise levels. The mitigation plan may include use of vibratory pile drivers or other pile driving noise controls, sound curtains, engineered equipment controls, or other methods. Noise control requirements shall be noted on project construction drawings and verified by the Building and Safety Division during standard inspection procedures.*

***MM-13.4:* Neighbor Notification.** *Provide notification to occupants adjacent to the project site at least 24 hours prior to initiation of construction activities that could significantly affect outdoor or indoor living areas. This notification shall include the anticipated hours and duration of construction and a description of noise reduction measures. The notification shall include a telephone number for local residents to call to submit complaints associated with construction noise. The notification shall also be posted on Normandie Avenue and W 120th Street adjacent to the project site, and shall be easily viewed from adjacent public areas.*

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? **No Impact.**	☐	☐	☒	☐

The project would not expose future residents to excessive noise levels due to proximity to a public airport. The project site is not located within an airport land use plan and the project site is not located within two miles of a public airport or public use airport.

Since the project site is not located in either of these areas, then no impact would occur.

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? **No Impact.**	☐	☐	☐	☒

The project would not expose future residents or employees to excessive noise levels due to proximity to a private airstrip. The project site is not located near a private airstrip

Since the project site is near no private airstrip, then there would be no impacts to residents of the proposed project.

14. POPULATION AND HOUSING

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
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)?	☐	☐	☒	☐

Less Than Significant Impact.

The proposed project would not induce substantial population growth in the area. Although 56 new residential units are proposed, such growth is well within the population projections of the area within the Southern California Association of Governments ("SCAG") Regional Transportation Plan and is consistent with the prescribed density of the Single-Family Residential land use category of the West Athens-Westmont Community Plan. In addition, the project site is located in an urbanized area and would not require the extension of roads or utility infrastructure.

b) Displace substantial numbers of existing housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

No Impact.

The project would not displace existing housing, including affordable housing, necessitating the construction of replacement housing elsewhere. The site is currently vacant, and the applicant proposes to construct 56 detached single-family residential condominium units.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

No Impact.

The project would not displace existing housing, including affordable housing, necessitating the construction of replacement housing elsewhere. The site is currently vacant, and the applicant proposes to construct 56 detached single-family residential condominium units.

d) Cumulatively exceed official regional or local population projections?	☐	☐	☒	☐

Less Than Significant Impact.

The project would not exceed official regional or local population projections. The proposed 56 residential units will not exceed this projection. The project is consistent with the density permitted by the Areawide Land Use Plan for Single-Family Residential areas. The creation of 56 additional housing units should not alter the growth rate of the population beyond that projected in the County General Plan or result in a substantial increase in demand for additional housing or create a development that significantly reduces the ability of the county to meet housing objectives set forth in the General Plan's Housing Element. Such growth is well within the population projections of the area within the Southern California Association of Governments ("SCAG") Regional Transportation Plan and those of the General Plan Housing Element.

15. PUBLIC SERVICES

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	☐	☐	☒	☐

Less Than Significant Impact.

The Los Angeles County Fire Department has reviewed the proposed project and cleared it for public hearing. The nearest Los Angeles County Fire Station (#14) is located approximately .83 mile to the north. The project site is not within any High or Moderate Fire Hazard Severity Zone or a State Responsibility Area.

Sheriff protection?	☐	☐	☒	☐

Less Than Significant Impact.

The project would not create capacity or service level problems or result in substantial adverse physical impacts. The project site is approximately .7 mile southwest of the Carson Sheriff's Station. The proposed project will add new permanent residents to the project site but not enough to substantially reduce service ratios.

- For consult, send 2 copies of the site plan plus a consult form to:
  County of Los Angeles Sheriff Department
  Director of Facilities Planning / Mr. Gary T. K. Tse
  Building A9-East/5th Floor North
  1000 S. Fremont Avenue
  Alhambra, CA 91803
  Attn: Mr. Tom Bellizia

Schools?	☐	☐	☒	☐

Less Than Significant Impact.

The project site is within the Los Angeles Unified School District. The project would create an additional 56 residential units, which would increase the school-age population to some extent. The applicant would be required to pay development impact fees to the local school districts prior to final map approval, which would result in a less-than-significant impact to school facilities.

Parks?	☐	☐	☒	☐

Less Than Significant Impact.

Project residents would be expected to use existing neighborhood and regional parks, but such use is not expected to result in substantial physical deterioration of those facilities. The project includes open space and a private recreational use area to serve on-site residents—not for public use. The project has a park land obligation and/or in-lieu fees, per Los Angeles County Code Section 21.28.140. The park obligation for this project will be met by the payment an in-lieu fee by the applicant to the Department of Parks and Recreation prior to Final Map approval. The nearest public park is Helen Keller Park, which is approximately 0.75 mile to the southeast in the City of Los Angeles.

Libraries? ☐ ☐ ☒ ☐

Less Than Significant Impact.

The proposed project will generate 56 detached, single-family residence condominium units, and thus increase the population. The developer would be required to pay a library mitigation fee, per Section 22.72.030 of the County Code.

Other public facilities? ☐ ☐ ☒ ☐

Less Than Significant Impact.

The project is not perceived to create capacity or service level problems or result in substantial adverse physical impacts for any other public facility.

16. RECREATION

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐

Less Than Significant Impact.

Project residents would be expected to use existing neighborhood and regional parks, but such use is not expected to result in substantial physical deterioration of those facilities. The project includes open space and private recreational use areas to serve on-site residents—not for public use. The project has a park land obligation or in-lieu fee, per Los Angeles County Code Section 21.28.140. The park obligation for this project will be met by the payment of an in-lieu fee by the applicant to the Department of Parks and Recreation prior to Final Map approval. The nearest public park is Helen Keller Park, which is approximately 0.75 mile to the southeast.

b) Does the project include neighborhood and regional parks or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐

Less Than Significant Impact.

The project does include open space and recreational use areas to serve on-site residents, although these facilities are relatively small in nature and would not be open to the general public. The 56 dwelling units that would be created by the project are not enough to require the construction of significant new recreational facilities in the area.

c) Would the project interfere with regional open space connectivity?	☐	☐	☒	☐

Less Than Significant Impact.

The project would not serve to separate any open space from residents or any other open space.

17. TRANSPORTATION/TRAFFIC

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
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?	☐	☐	☒	☐

Less Than Significant Impact.

The project would not conflict with an applicable plan, ordinance, or policy establishing a measure of effectiveness for the performance of the circulation system. The growth proposed by the project is accounted for in the Baseline Growth Forecast of the 2008 Southern California Association of Governments' Regional Transportation Plan ("RTP"), which provided the basis for developing the land use assumptions at the regional and small-area levels that established the 2008 Regional Transportation Plan Alternative.

b) Conflict with an applicable congestion management program (CMP), including, but not limited to, level of service standards and travel demand measures, or other standards established by the CMP for designated roads or highways?	☐	☐	☒	☐

Less Than Significant Impact.

Pursuant to the Los Angeles County Metropolitan Transportation Authority Congestion Management Plan (CMP), any project that adds 150 or more vehicle trips to freeway segments or 50 or more vehicle trips to roadway segments during peak hours must be examined for impact of CMP roadways and intersections. There are no CMP roadway segments within the project vicinity. The project would therefore not conflict with an applicable congestion management program or level of service standard established by the congestion management agency. Therefore, a less-than-significant impact would occur.

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?	☐	☐	☐	☒

No Impact.

The project will not encroach into air traffic patterns.

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐

Less Than Significant Impact.

The project does not entail creating sharp curves or dangerous intersections or incompatible uses. A component of the yard modification request is to authorize the construction and maintenance of a 6 foot high fence within the front yard setback. Authorization of the request could affect the line of sight for pedestrians in the right-of-way along W. 120th Street.

e) Result in inadequate emergency access? ☐ ☐ ☒ ☐
Less Than Significant Impact.

Project will not impede emergency access. Emergency access has been reviewed and cleared by the Los Angeles County Fire Department.

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? ☐ ☐ ☒ ☐
Less Than Significant Impact.

Public bus transit service in the project vicinity is currently provided by the Los Angeles County Metropolitan Transportation Authority. Metro operates one transit bus routes in the project vicinity.

The proposed project is consistent with the County's Healthy Design Ordinance, as there are numerous five-foot-wide pedestrian pathways into and through the site, as well as a perimeter pathway around the residential area. There would also be direct pedestrian connections between the residential area and private recreational area. According to the Los Angeles County 2012 Bicycle Master Plan, there is an existing class II bike path along Normandie Avenue and a proposed class II bike path along West 120th Street, both of which are immediately adjacent to the project site. The proposed project would not interfere with any designated bikeways, pedestrian, or transit facilities. The proposed project will not result in any changes to lane or street configuration of Normandie Avenue or West 120th Street, or to existing sidewalks that could affect performance or safety of alternative transportation facilities. Therefore, the project impact would be less than significant.

18. UTILITIES AND SERVICE SYSTEMS

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impa ct*
a) Exceed wastewater treatment requirements of either the Los Angeles or Lahontan Regional Water Quality Control Boards?	☐	☐	☒	☐

Less Than Significant Impact.

The subdivision, development and construction, maintenance and operation of 56 detached, single-family residence condominiums units is not expected to exceed treatment requirements of the Los Angeles Regional Water Quality Control Board. All public wastewater disposal (sewer) systems are required to obtain and operate under the terms of an NPDES (National Pollution Discharge Elimination System) permit, which is issued by the local Regional Water Quality Control Board (RWQCB). Because all municipal wastewater treatment facilities are required to obtain NPDES permits from the RWQCB, any project which would connect to such a system would be required to comply with the same standards imposed by the NPDES permit. As such, these connections would ensure the project's compliance with all applicable regulations.

b) Create water or wastewater system capacity problems, 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?	☐	☐	☒	☐

Less Than Significant Impact.

A sewer area study prepared by Alliance Land Planning and Engineering January, 2016 and approved January 27, 2016 has been conducted, and it determined that existing area capacity is at less than half-full throughout the affected segment and can accept additional wastewater. Sewage increase due to proposed project would be less than significant and further capacity analysis of wastewater reclamation plants is not necessary.

c) Create drainage system capacity problems, 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?	☐	☐	☒	☐

Less Than Significant Impact.

The project will comply with the most recently approved hydrology and all drainage and grading plans prior to building permit to ensure that the project would not create drainage system capacity problems, and no construction of new storm water drainage facilities or expansion of existing facilities is required. The project will comply with the County's Low Impact Development Ordinance ("LID") as part of the approved hydrology to comply with storm water quality runoff requirements.

d) Have sufficient reliable water supplies available to serve the project demands from existing entitlements	☐	☐	☒	☐

and resources, considering existing and projected water demands from other land uses?
Less Than Significant Impact.

The project has provided a "will serve" letter from the local public water purveyor (Golden State Water Company), which indicates that the purveyor has sufficient supply and capacity to serve the proposed project.

e) Create energy utility (electricity, natural gas, propane) system capacity problems, or result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? ☐ ☐ ☒ ☐
Less Than Significant Impact.

The subdivision, development and construction, maintenance and operation of 56 detached, single-family residence condominium units will not significantly impact the availability of adequate energy supplies and should not create energy utility capacity problems or result in the construction of new energy facilities or expansion of existing facilities. In addition, any future construction will be subject to the Cal Green building standards, which is required to provide energy saving measures to further reduce the amount of energy consumed by the proposed project.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? ☐ ☐ ☒ ☐
Less Than Significant Impact.

Development at the proposed density at this location is planned for under the existing Los Angeles County Regional Waste Management Plan. Due to the relatively small scale, the proposed project should not significantly impact solid waste disposal capacity.

g) Comply with federal, state, and local statutes and regulations related to solid waste? ☐ ☐ ☒ ☐
Less Than Significant Impact.

The project would be required to comply with federal, state, and local statues and regulations related to solid waste. The California Integrated Waste Management Act of 1989 requires the County of Los Angeles to attain specific waste diversion goals. In addition, the California Solid Waste Reuse and Recycling Access Act of 1991 mandates that expanded or new development projects to incorporate storage areas for recycling bins into the existing design. The project will include sustainable elements to ensure compliance with all federal, state, and local statutes and regulations related to solid waste. It is anticipated that these project elements will comply with federal, state, and local statutes and regulations to reduce the amount of solid waste. The project will not displace an existing or proposed waste disposal, recycling, or diversion site.

19. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
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, substantially 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?	☐	☒	☐	☐

Less Than Significant Impact With Mitigation Incorporated.

The project does not 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, substantially 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. As analyzed in the Initial Study sections above, the proposed project will have no impact or less than significant impact in all these areas upon implementation of appropriate mitigation measures.

b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?	☐	☐	☒	☐

Less Than Significant Impact.

The proposed project does not achieve short-term goals to the disadvantage of long-term goals. The proposed use and density complies with the existing and proposed General Plan, General Plan Housing Element, and Zoning Ordinance. Therefore, the proposed project would have a less-than-significant impact.

c) 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)?	☐	☒	☐	☐

Less Than Significant Impact With Mitigation Incorporated.

The proposed project will not be an inducement to future growths, as the project does not require additional infrastructure beyond that necessary to serve the project. The proposed project would have a less-than-significant impact with appropriate mitigation measures.

d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

Less Than Significant Impact With Mitigation Incorporated.

The project will require mitigation measures regarding air quality, cultural resources, hazards/hazardous materials, and noise in order for its impacts on human beings in these areas to be less than significant. These measures are delineated in the attached Mitigation Monitoring Program document. No other substantial adverse effects on human beings were identified. Therefore, the overall impact of the project on humans would be less than significant with appropriate mitigation.