Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Bruce W. McClendon, FAICP
Director of Planning

NOTICE OF PREPARATION

DATE: January 31, 2008

PROJECT TITLE: Playa del Mar Apartment Project
County Project Number TR067206
Case Numbers: RENVT200600147, RCUPT20060016, RZCT200600008, RPAT200600007
State Clearinghouse Number 2006101104

PROJECT APPLICANTS: Archstone-Smith
1 Spectrum Point Drive
Lake Forest, California 92630
(949) 455.4541

INTRODUCTION

The Los Angeles County Department of Regional Planning (County) will be the Lead Agency pursuant to the requirements of the California Environmental Quality Act (CEQA), and will prepare an Environmental Impact Report (EIR) for an application submitted by Archstone-Smith (Applicant) for the installation and operation of a 218-unit apartment complex in one building with an associated parking structure, landscaping, and pedestrian and automobile access and circulation routes.

The project applicant is requesting a General Plan Amendment (a change from Low-Density 1 to High-Density 4), a zone change (from R-3-DP and R-1 to R-4-DP), a Conditional Use Permit to approve the development program consistent with the zone change and a Tentative Tract Map to combine two existing lots into one lot. The Project Description, Site Plan and the attached CEQA Initial Study prepared by the County of Los Angeles Constitute the Notice of Preparation (NOP) required by CEQA (Guidelines Section 15082[a]).

1.0 GENERAL OVERVIEW OF PROPOSED PROJECT

The Project to be evaluated in the Environmental Impact Report (EIR) is the Playa del Mar Apartment Project (Project), submitted for consideration to Los Angeles County by Archstone-Smith. The Project proposes to develop a 218-unit apartment complex in one building with an associated parking structure and landscaping, and pedestrian and automobile access and circulation routes.

1.1 Project Location and Access

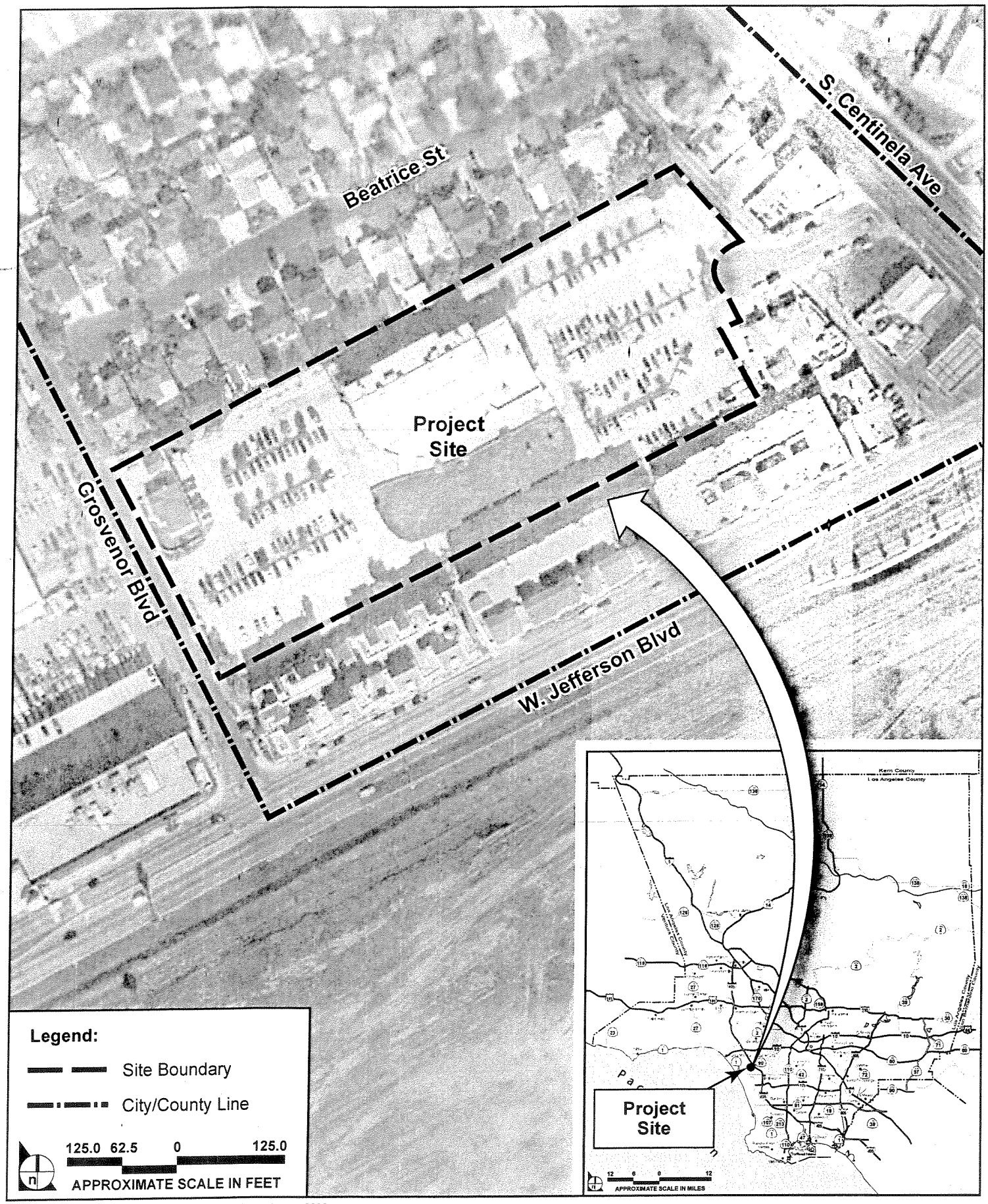
The Project site is located in an unincorporated County "island" in the southern portion of Los Angeles County, at 5550 Grosvenor Boulevard. The Project site is located approximately 13 miles southwest of downtown Los Angeles, and approximately three miles north of the Los Angeles International Airport. The City of Santa Monica is located approximately four miles north of the site. Interstates 10 (I-10) and 405 (I-405) provide primary regional access to the site vicinity and surroundings. **Figure 1** illustrates the regional and local project location. The project site is located within the Venice U.S. Geological Survey (USGS) 7.5-minute quadrangle (shown in **Figure 2**).

Access to the site is presently available from two roads: Grosvenor Boulevard via West Jefferson; and Juniette Street via Centinela. Regional public transportation systems serving the Project site and surrounding area include the Los Angeles County Metropolitan Transportation Authority (MTA), the Santa Monica Municipal Bus Blue Lines, the Culver CityBus and the Los Angeles Department of Transportation (LADOT) Commuter Express transit system.

The Project site adjoins lands of the City of Los Angeles on the west across Grosvenor Boulevard and nearby intersections are primarily within City jurisdiction. Consideration of the City's relevant regulations and plans will be provided in the EIR, particularly those pertaining to the traffic analysis.

1.2 Surrounding Land Uses

The Project site is located in a diverse area that features single family homes, multi-family apartment buildings and a variety of office and light industrial commercial uses. Recent development in the Project area is primarily high-density residential in nature, particularly south of the Project site, where the Playa Vista development is being constructed in the City of Los Angeles. There is also some new neighborhood retail and service businesses in the area, which support the convenience shopping needs of the area's growing residential population.

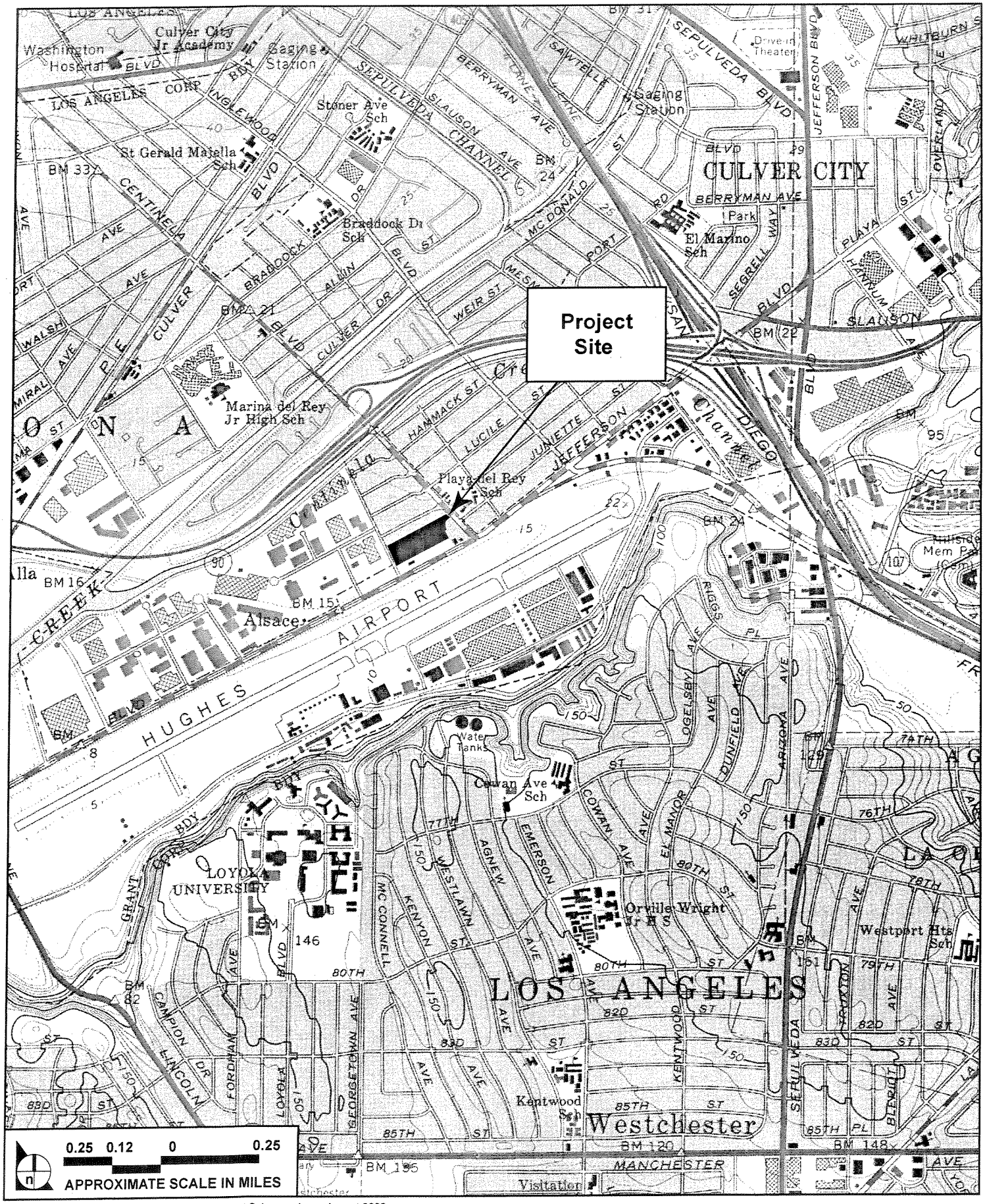


SOURCE: Google Earth – 2006, Impact Sciences, Inc. – August 2006

FIGURE 1

Region and Local Project Location

539-003•01/08



SOURCE: USGS Venice Quadrangle – 1981, Impact Sciences, Inc. – August 2006

FIGURE 2

USGS Quadrangle and Project Location

Land use patterns in the area are largely urbanized. One-story single-family homes are located along the northern boundary of the site. A row of three and four-story multi-family apartment buildings is located along the southern border of the Project site, separated by a public alley. Some older general commercial and industrial buildings are found at the northeastern and northwestern corners of the site, and at the western site boundary, across Grosvenor Boulevard, is an office building with a large surface parking area and two-story parking structure.

1.3 On-Site Land Uses

In total, the Project site is 4.93 gross acres in size (4.36 acres net size not including County roadway right-of-ways) and comprises two parcels of approximately 4.79 and 0.14 gross acres (County Assessor's Parcel Numbers 4211-003-068 and 4211-003-041, respectively). The first parcel presently contains two connected buildings about 30 feet in height that are part of an existing church facility (City of Angels Church of Religious Sciences of Los Angeles). The remainder of this parcel is used as a paved surface parking lot. The second parcel, at the northwestern corner of the site, contains a one-story home and associated landscaping, which is owned by the church. The buildings and all associated parking area elements would be removed as part of the project.

The site is mounded in the center, and the church building is located on the apex of this raised topographical feature. Little of the site is vegetated save for some ornamental trees in the parking lots and a small recessed lawn-like green to the east of the main church building. The parking lots are paved and surround the building, and contain a few trees, overhead lights, concrete curbing, a non-linear corrugate fence, and some signage. A series of fencing and walls surround the site. From the entrance on Juniette Street, traveling clockwise around the site to the entrance on Grosvenor Boulevard, the site is bordered by an ornamental iron fence on the south that is owned by the church. The site is bordered on the north by a mixture of masonry block and wood wall and fences that are primarily owned by the individual homeowners along the northwest boundary of the site.

2.0 ENVIRONMENTAL CHARACTERISTICS

2.1 Surface Hydrology

No waterways or major drainage courses occur on the project site or on adjacent parcels. Drainage is by sheet flow to surrounding roadways, where water is collected in an existing surface and underground storm drain system. As a result of the limited topographical relief on the site, there is no potential for mudflows or landslides and the potential for water erosion is small. During construction, de-watering may be required due to a high groundwater table present in the area. In this case, any dewatering activities will be performed in a manner consistent with National Pollution Discharge Elimination System

(NPDES) permit for the area. This could include Best Management Practices (BMPs) techniques such as directing groundwater to a network of settling basins, then filtering the water before diverting it to the existing storm drain system.

2.2 GEOLOGIC FEATURES AND SOILS

The site elevation ranges from approximately 14 to 25 feet above sea level. The subsurface material of the site, within the maximum depth of exploration, is composed of uncertified fill, underlain by native highly compressible clays; medium dense sands and silty sands; and very dense sand and gravel. Groundwater was measured during soil sampling at a depth of 10.5 feet below the existing grade.

No active faults occur on site, although the project site is in a seismically active region. The site is not subject to mudslides, but there is potential for soil liquefaction from strong seismic shaking due to sandy soil composition and the high water table elevation on the site. A preliminary geotechnical investigation completed for the site indicated the presence of a potentially liquefiable sandy soil layer on the Project site at a depth of approximately 25 feet.

2.3 BIOLOGICAL RESOURCES

The project site is presently developed and within a highly urbanized area. No significant biological resources occur on site. The project is not located within an existing or planned County of Los Angeles designated Significant Ecological Area (SEA) and is consistent with all applicable local and regional conservation plans.

The site is presently landscaped with non-native species typical of shade trees placed in parking lots. The project site does not contain any wetlands, major riparian vegetation or special-status habitat, and it does not contain oak or other unique native plants. No special-status plant species are known to occur on the project site.

Trees on the project site may provide habitat for species typical of developed urban areas (primarily birds and small mammals such as squirrels). Given the developed nature of the project site and its surroundings, terrestrial wildlife resources are not expected to be abundant or diverse.

3.0 PROJECT DESCRIPTION

3.1 Overview of Site Plan

The proposed project is a request for a tract map to combine two parcels into one; a zone change from R-3-DP and R-1 to R-4-DP; a general plan amendment to change the land use designation from Low Density

Residential 1 to High Density Residential; and a Conditional Use Permit to allow 218 apartments in one building with a maximum height of four stories (60 feet) along with a 448-space parking structure with a maximum height of five and one half stories (56 feet). The existing church, parking lot, and single-family residence will be removed. The project will require the grading of 28,200 cubic yards of soil of which 11,500 would be exported from the site. Ingress and egress will be provided by an existing alley south of the project site and a new fire alley along the northern part of the site. **Figure 3** provides a site plan for the project.

3.2 Apartment Units

There are eight unit types (floor plans) proposed for the Project, ranging in size from a 724-square-foot one-bedroom unit to a 1,137-foot two-bedroom unit. The average unit size would be approximately 870 square feet with a majority having attached balconies or patios (not included in square footage calculations).

3.3 Access/Parking

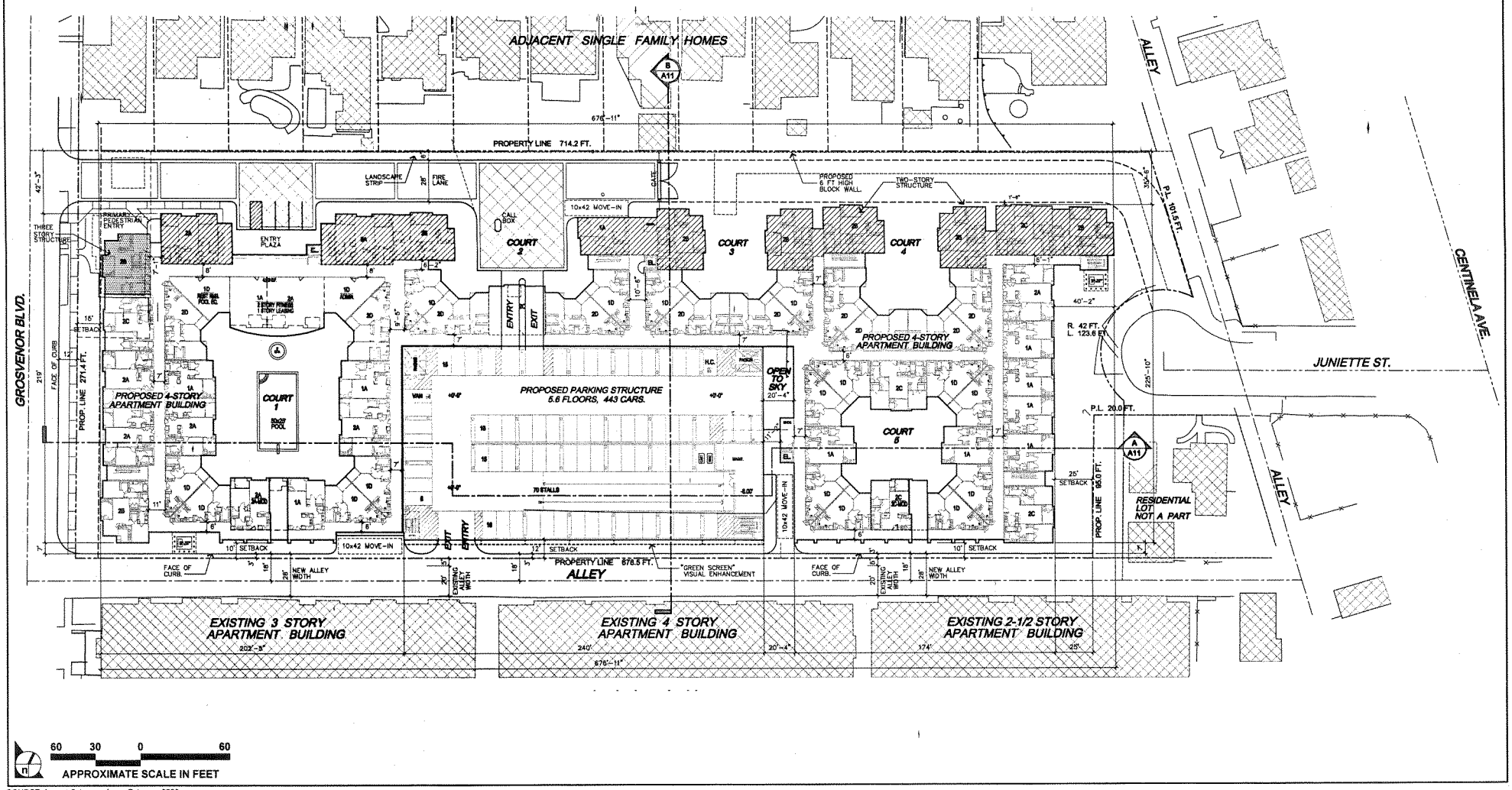
In total, 448 parking spaces would be provided for the Project (10 spaces in excess of the 438 spaces required by County Code.) **Table 1** provides a breakdown of the parking spaces provided.

Table 1
Parking Spaces

Space Type	Total per Type
Standard	388
Guest	55
Leasing Office	5
Total Provided	**448**
County Requirements	438
Surplus over Requirement	10

Source: Archstone Smith

Vehicular access to and from the parking structure would be provided via entrances located along the northern and southern alleyways. Vehicles would access the entrance along the northern driveway from Grosvenor Boulevard. Vehicles would access the entrance along the southern alleyway from either Grosvenor Boulevard or an existing north-south alleyway to the east of the Project site.



SOURCE: Impact Sciences, Inc. – February 2006

FIGURE 3

Playa del Mar Site Plan

539-03-06/07

3.4 Excavation and Grading

Excavation and grading on the Project site would commence in June 2009 and continue through July 2009. Total site grading would involve approximately 28,200 cubic yards of earth material. The site is currently mounded toward the center of the site. Site preparation would include excavation of this mounded material and the export of earth material would be required. In total, it is estimated that 11,500 cubic yards of excavation material would be removed and taken to a landfill as capping material or used on other construction sites. Approximately 383 to 575 round trip hauling truck trips[1] would be required to remove this material, or approximately 9 to 13 round trip truck trips per working day during this period.[2]

After excavation is complete, the site would be graded to prepare the area for building foundations, garages, and to level the site to match the elevations found in the surrounding terrain. Consistent with state and federal environmental policies, all grading would be performed in a manner that minimizes the amount of wind-blown dust and soil entering nearby water drains. Additionally, trucks with sprinklers would be used to apply water to the grading soils to ensure proper compaction.

3.5 Requested Approvals

The proposed Project would be subject to review and approval according to the regulatory approval processes in Los Angeles County.

General Plan Amendment. A General Plan amendment is being requested to change the General Plan land use designation from Low-Density 1 (1 to 6 dwelling units (du)/acre) to High Density 4 (22 or more du/acre).

Zone Change. A zone change is being requested to change the zoning on the site from R-3-DP (4.21 acres) and R-1 (0.14 acres) to R-4-DP.

Conditional Use Permit. A Conditional Use Permit is being requested to approve the development program consistent with this zone change.

Tentative Tract Map. A Tentative Tract Map is being requested to combine the two existing lots into one lot.

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1 Based on a hauling capacity of 20-30 cubic yards per truck.

2 Based on the removal of 261 cubic yards per day (11,500 cubic yards/44 days).

Subsequent to these approvals, the applicant would request other development permits, including building permits, grading permits, etc.

4.0 ENVIRONMENTAL IMPACT REPORT

In conformance with Section 15063 of the *CEQA Guidelines* (California Code of Regulations Title 14, Chapter 3), the County of Los Angeles prepared an Initial Study (**Attachment A**) and determined that the project had the potential to result in significant adverse impacts, and consistent with Section 15063(b)(1)(A), required preparation of an EIR. The following analysis will be included in this EIR.

4.1 Project Description

The purpose of the Project Description is to describe the Project in a way that will be meaningful to the public, reviewing agencies, and decision makers. *CEQA Guidelines* Section 15124 states that the Project Description need not be exhaustive but should supply sufficient detail necessary to perform the evaluation and review of a Project's potential environmental impacts. The Project Description will provide the following items: (1) the precise location and boundaries of the Project, (2) a statement of Project goals, (3) a description of the Project, and (4) a statement briefly describing the intended uses of the EIR.

4.2 Environmental Setting

The *CEQA Guidelines* require a description of the environment, as it exists, from both a local and regional perspective. The Environmental Setting discussion will be provided as a separate chapter in the EIR and will also provide an analysis of the project's consistency with all applicable local and regional plans. This analysis will be based primarily on the project's consistency with the adopted goals and policies in the Los Angeles County General Plan.

4.3 Impact Analyses

Scopes of work for each required topic defined as part of the County-prepared Initial Study are provided below. These scopes of work may be modified based on information received as part of this NOP process or as deemed appropriate by the Lead Agency. The following areas were identified in the Initial Study as having potential impacts that required additional analysis:

- Geotechnical and Soil Resources
- Noise
- Air Quality

- Traffic
- Visual Resources

The proposed scope of work for each of these topic sections is described below.

4.3.1 Geology

The following Scope of Work is proposed to define and evaluate this project's potential adverse effect on the geological environment.

1. Incorporate the available geotechnical, geologic and soils information developed from the literature, including the applicant's geotechnical investigation. This discussion shall include a description of existing earth materials, geologic units, and seismic hazards.
2. Provide a discussion of the applicable regulations and building standards related to seismic and geological safety and discuss Project consistency with these regulations.
3. Based on information provided by the applicant, describe and analyze the proposed grading plan.
4. Based on the conclusions of the geotechnical investigation, potential impacts will be analyzed as follows:
   - Document the locations of the nearest active faults and determine whether there would be any hazards related to fault rupture.
   - Determine whether people or structures would be exposed to significant effects from ground shaking, ground failure, or landslides.
   - Discuss the potential for erosion-related impacts from grading and with regard to the drainage on site.
   - Discuss the potential for the project to be located on an unstable geologic unit or soil, along with the associated hazards.
   - Discuss soils constraints (expansive soils, corrosive soils) related to structural development.
   - Discuss hazards associated with methane gas as it may occur in subsurface soils on and near the Project site.
5. Incorporate recommendations and mitigation measures from the geotechnical investigation and document their effectiveness at reducing impacts to a less-than-significant level.
6. Discuss that geological impacts are generally site-specific for projects of this size and that cumulative impacts are not anticipated with Project development.

4.3.2 Noise

The project site is located approximately three miles north of Los Angeles International Airport (LAX). Noise from jet traffic is audible. The site is situated in a dense urban area and existing noise sources are generally from vehicles. The noise analysis will be based on a combination of on-site noise measurements and roadway noise modeling. This quantitative data will address potential project construction and operational noise impacts to on-site new residents and nearby sensitive receptors. The analysis would include the following components:

1. A description of existing noise sources and the noise environment in the vicinity of the Project site.
2. A summary of noise measurements on the project site and along roadways most affected by increases in Project traffic.
3. Identification of noise-sensitive land uses or activities in the vicinity of the Project site and along roadways providing access to and from the site.
4. A discussion of relevant noise policies, regulations, and standards, including those in the County General Plan and Noise Ordinance, and an analysis of the Project's consistency with these regulations.
5. A discussion of construction noise impacts, based upon proposed construction activities and scheduling information provided by the applicant. The EIR shall evaluate noise impacts from construction based on the duration, nature, phasing, and level of various construction activities.
6. A description of typical noise generated by the project during operation. Noise generated by project-generated motor vehicle traffic on adjacent sensitive land uses would also be evaluated.
7. Noise modeling shall be conducted to assess increases in noise levels at adjacent noise sensitive locations.
8. Discuss whether the proposed residential uses within the project site could be exposed to noise levels above County noise standards, or whether the project would cause or cumulatively contribute to a significant off-site noise impact. If significant impacts are identified, provide mitigation measures based on County General Plan standards and/or potential construction program or project design modifications.
9. Special attention in the EIR shall be afforded to noise impacts associated with the proposed parking structure on the existing apartment building located to the south, and to noise impacts associated with increased vehicle traffic on the access alley on the existing apartment structures to the south.

4.3.3 Air Quality

The project is situated in the South Coast Air Basin, a severe non-attainment area. Air quality standards, policies, and monitoring are the responsibility of the South Coast Air Quality Management District

(SCAQMD). The following scope of work is proposed to define and evaluate potential adverse effect on air quality during the Project's construction and operation.

1. Describe baseline air quality information, including area topography and meteorology and their influence over air quality, relevant state and federal ambient air quality standards, monitoring data for the past five years from the monitoring station(s) near the Project site, air quality trends, and existing and reasonably foreseeable sensitive receptors near the development site or near roadways/intersections that could be affected by Project traffic. Identify federal, state, and local regulatory agencies responsible for air quality policies, regulations, and standards that pertain to the project. Identify major existing sources of air pollutants in the project vicinity, including sources of toxic air contaminants or odorous emissions on the basis of inventory data compiled by the SCAQMD.

2. Based on available information from the Project applicant, calculate potential emissions from construction activities related to the project. Include emissions from grading, excavation, and building construction. Consider construction haul trips and exhaust emissions from construction equipment. Compare estimated construction emissions with SCAQMD thresholds.

3. Calculate operational mobile and area source emissions for reactive organic gases, nitrogen oxides, particulates, and carbon monoxide using the most current URBEMIS model. Calculations associated with vehicle traffic will be based on the trip generation modeling documented in the traffic report. Compare the estimated emissions to the SCAQMD thresholds.

4. Discuss the potential for the combined emissions from the Project and cumulative development to adversely affect air quality or impede attainment of air quality goals. Also, discuss whether the Project would conflict with the most recent version of the Air Quality Management Plan and other applicable air quality plans. Apply SCAQMD significance criteria to determine the potential for cumulative air quality impacts.

5. Identify mitigation measures as necessary to reduce or avoid any potential Project-specific or cumulative impacts to air quality and quantify their effectiveness based on methodologies available from SCAQMD and other sources.

4.3.4 Traffic and Access

Some intersections outside of the immediate Project area could experience increased traffic with development of the Project and other projects planned in the area. A traffic report is being prepared by the applicant and will be submitted to the County for review. The traffic study will address existing and future conditions at approximately 14 intersections in the vicinity of the project site. Once accepted, the findings will be incorporated into the EIR, including any mitigation for traffic impacts identified in the report. The following analysis would be incorporated into the proposed EIR to address potential project and cumulative traffic impacts to the environment.

1. Study area, methodology, and level of service standards;

2. Description of regional and local transportation network;

3. Existing traffic volumes and levels of service;

4. Related projects within the study area;

5. Programmed roadway improvements;

6. A discussion of the relevant agencies, policies and regulations that affect traffic planning in the project area. The discussion will provide an analysis of the Project's consistency with all applicable regulations;

7. Relevant transportation and circulation features of the proposed project;

8. Trip generation, distribution, and assignment;

9. Traffic impacts that could occur with development of this project, when combined with regional traffic growth and traffic associated with other planned projects (cumulative analysis). This analysis would consider increased traffic, parking, and consistency with alternative transportation policies; and

10. Describe project-specific and cumulative mitigation measures.

4.3.5 Visual Resources

The existing character of the project site will be changed with development of the proposed project. The proposed project is of a different aesthetic character and proposes more housing units per acre than land uses abutting the site to the north. The following scope of work is proposed to define and evaluate this Project's potential adverse effect on the aesthetic environment.

1. Describe the existing visual character of the project site, focusing on site features such as topography, vegetation, existing light sources, and the site's relationship to nearby uses. Work will be based on site reconnaissance.

2. Provide text and photos documenting views of the project site from adjacent roadways.

3. Summarize applicable policies or regulations related to visual quality, including policies from the County of Los Angeles General Plan. Discuss project's consistency with existing and planned development in the area.

4. Prepare four photorealistic simulations of the project. These simulations would provide a conceptual illustration of the proposed Project within its neighborhood context.

5. Using the visual simulations, evaluate the visual impacts of the proposed project, with respect to defined significance criteria, focusing on changes to existing visual character, and effects on views from nearby roadways.

6. Evaluate potential light, glare, and shade/shadow impacts from new sources and determine whether they would substantially degrade the existing visual character of the site or area.

7. Describe and evaluate mitigation measures proposed as part of the Project. Identify, as necessary, additional mitigation measures for avoidance or reduction of the identified visual impacts.

8. Special attention shall be afforded to light and glare impacts from the proposed parking structure on the existing apartment building situated south of the Project site.

9. Special attention shall be afforded to the visual impact of the proposed Project on existing single-family residential uses situated north of the Project site and the existing apartment building situated to the south.

4.4 Alternatives

In conformance with the *CEQA Guidelines*, a range of reasonable alternatives that would reduce significant impacts and would foster informed decision making and public participation will be included in the Draft EIR.

4.5 Growth-Inducing Impacts

In conformance with the *CEQA Guidelines*, growth-inducing impacts (i.e., ways the Project could foster economic growth or population growth) either direct or indirect would be described and analyzed.

4.6 Review Period

Due to time limits mandated by State law, your response must be sent at the earliest possible date, but no later than 30 calendar days after formal issuance date of this notice. Please submit comments no later than the close of business March 3, 2008. In submitting comments, please include the commenter's name, telephone number, and e-mail address in the event it is necessary to further clarify the comments being offered.

Please send your written comments to:

Impact Analysis Section
Department of Regional Planning
320 West Temple Street, Room 1348
Los Angeles, CA 90012
Attn: Anthony Curzi
Tel: (213) 974-6461
Fax: (213) 626-0434
E-mail: acurzi@planning.lacounty.gov

ATTACHMENT A

County Prepared Initial Study

STAFF USE ONLY

PROJECT NUMBER: *TR 067206*
CASES: *RENVT200600147*
RCUPT20060016
RZCT200600008
RPAT200600007

*** * * * INITIAL STUDY * * * ***

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING

GENERAL INFORMATION

I.A. Map Date: *09/25/2007* Staff Member: *Anthony Curzi*
Thomas Guide: *672 E7 & F7* USGS Quad: *Venice*
Location: *5550 Grosvenor Boulevard, Los Angeles*

Description of Project: *The proposed project is a request for a tract map to combine two parcels into one; a zone change from R-3-DP and R-1 to R-4-DP; a general plan amendment to change the land use designation from Low Density Residential 1 to High Density Residential; and a Conditional Use Permit to allow 218 apartments in one building with a maximum height of four stories (60 feet) along with a 443-space parking structure with a maximum height of five and one half stories (56 feet). The existing church, parking lot, and single-family residence will be demolished. The project will require the grading of 28,200 yd^3 of soil of which 11,500 yd^3 will be exported from site. Ingress and egress will be provided by an existing alley south of the project site and a new fire alley along the northern part of the site.*

Gross Acres: *4.93*

Environmental Setting: *The project site is located north of Jefferson Boulevard, east of Lincoln Boulevard (Hwy 1), west of Centinela Avenue and south of the Marina Freeway (SR-90) in the community of West Fox Hills. Surrounding land uses consist of single-family homes to the north, office buildings to the east, apartment buildings to the south (in the jurisdiction of the City of Los Angeles), and manufacturing and office uses west of the site, also located in the City of Los Angeles. Playa Del Rey Elementary School is located northeast from the Project site. The site is mounded toward the center. There is minimal landscaping with ornamental vegetation.*

Zoning: *R-3-DP Limited Multiple Residential Development Program and R-1*

General Plan: *1-Low Density Residential (1 to 6 du/ac)*

Community/Area wide Plan: *NA*

Major projects in area:

PROJECT NUMBER	DESCRIPTION & STATUS

There are no other projects proposed for the West Fox Hills unincorporated island.

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

REVIEWING AGENCIES

Responsible Agencies

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

Trustee Agencies

- ☐ None
- ☐ State Fish and Game
- ☐ State Parks
- ☒ Native American Heritage Commission
- ☒ Caltrans District 7

Special Reviewing Agencies

- ☐ None
- ☐ Santa Monica Mountains Conservancy
- ☐ National Parks
- ☐ National Forest
- ☐ Edwards Air Force Base
- ☐ Resource Conservation District of Santa Monica Mtns. Area
- ☒ AQMD
- ☒ Los Angeles Unified School District
- ☒ City of Culver City
- ☒ City of Los Angeles
- ☒ Water District
- ☐
- ☐
- ☐
- ☐
- ☐
- ☒ Caltrans Aeronautics

Regional Significance

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

County Reviewing Agencies

- ☐ Subdivision Committee
- ☒ DPW: (GMED, Traffic and Lighting, Environmental Programs, Drainage and Grading, CEQA Review.)
- ☒ Sheriff's Department
- ☒ Sanitation District
- ☒ Health Services: Environmental Hygiene
- ☒ Fire Department
- ☒ County Library

IMPACT ANALYSIS MATRIX		ANALYSIS SUMMARY (See individual pages for details)				
			Less than Significant Impact/No Impact			
				Less than Significant Impact with Project Mitigation		
					Potentially Significant Impact	
CATEGORY	**FACTOR**	Pg				Potential Concern
HAZARDS	1. Geotechnical	5	☐	☐	☒	*Liquefaction*
	2. Flood	6	☒	☐	☐	
	3. Fire	7	☒	☐	☐	
	4. Noise	8	☐	☐	☒	*Airport, highway, and parking structure*
RESOURCES	1. Water Quality	9	☒	☐	☐	
	2. Air Quality	10	☐	☐	☒	*Grading, parking structure*
	3. Biota	11	☒	☐	☐	
	4. Cultural Resources	12	☒	☐	☐	
	5. Mineral Resources	13	☒	☐	☐	
	6. Agriculture Resources	14	☒	☐	☐	
	7. Visual Qualities	15	☐	☐	☒	*Shadows, building height, light and glare from parking structure.*
SERVICES	1. Traffic/Access	16	☐	☐	☒	*218 apartment units; 155 peak hour trips*
	2. Sewage Disposal	17	☒	☐	☐	
	3. Education	18	☒	☐	☐	
	4. Fire/Sheriff	19	☒	☐	☐	
	5. Utilities	20	☒	☐	☐	
OTHER	1. General	21	☒	☐	☐	
	2. Environmental Safety	22	☒	☐	☐	
	3. Land Use	23	☐	☒	☐	
	4. Pop/Hous./Emp./Rec.	24	☒	☐	☐	
	5. Mandatory Findings	25	☐	☐	☒	*Geotechnical, noise, visual*

Environmental Finding:

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

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

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

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

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

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

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

Reviewed by: Anthony Curzi Date: November 13, 2007

Approved by: Paul McCarthy Date: November 13, 2007

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

☐ Determination appealed – see attached sheet.

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

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone? *The project is located within one-mile of the Charnock Fault*
b.	☐	☒	☐	Is the project site located in an area containing a major landslide(s)?
c.	☐	☒	☐	Is the project site located in an area having high slope instability? *Source: The California Geological Survey Seismic Hazard Zones Map*
d.	☒	☐	☐	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction? *The project site is located in a liquefaction zone. Sources: General Plan Plate 3 & California Department of Conservation Division of Mines and Geology Seismic Hazard Zones Map.*
e.	☐	☒	☐	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?
f.	☐	☒	☐	Will the project entail substantial grading and/or alteration of topography including slopes of over 25%? *The Project will require 28,200 yd^3 of grading of which 16,700 yd^3 will be balanced on site and 11,500 yd^3 will be exported.*
g.	☐	☒	☐	Would the project be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code (1994), creating substantial risks to life or property?
h.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Building Ordinance No. 2225 – Sections 308B, 309, 310, and 311 and Chapters 29 and 70

☐ **MITIGATION MEASURES**

☐ Lot Size ☐ Project Design

☐ **OTHER CONSIDERATIONS**

☐ Approval of Geotechnical Report by DPW

CONCLUSION

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

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No Impact

HAZARDS - 2. Flood

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?
b.	☐	☒	☐	Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?
c.	☐	☒	☐	Is the project site located in or subject to high mudflow conditions?
d.	☐	☒	☐	Could the project contribute or be subject to high erosion and debris deposition from run-off?
e.	☐	☒	☐	Would the project substantially alter the existing drainage pattern of the site or area?
f.	☐	☐	☐	Other factors (e.g., dam failure)?

STANDARD CODE REQUIREMENTS

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

☒ Approval of Drainage Concept by DPW

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

CONCLUSION

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

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

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)? *Source: Los Angeles County Safety Element*
b.	☐	☒	☐	Is the project site in a high fire hazard area and served by inadequate access due to lengths, width, surface materials, turnarounds or grade? *The project site is not in a high fire hazard area. Source: Los Angeles County Safety Element.*
c.	☐	☒	☐	Does the project site have more than 75 dwelling units on a single access in a high fire hazard area? *The project site is not in a high fire hazard area. Source: Los Angeles County Safety Element.*
d.	☐	☒	☐	Is the project site located in an area having inadequate water and pressure to meet fire flow standards?
e.	☐	☒	☐	Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)? *A gasoline station is located 140 feet southeast of the project site.*
f.	☐	☒	☐	Does the proposed use constitute a potentially dangerous fire hazard?
g.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

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

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☐ Project Design ☐ Compatible Use

CONCLUSION

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

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

HAZARDS - 4. Noise

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Is the project site located near a high noise source (airports, railroads, freeways, industry)? *The project site is located approximately 1.9 miles north of LAX and has a CNEL of less than 65. Highway 90 is located 0.27 miles northwest of the project site.*
b.	☒	☐	☐	Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity? *The proposed use is residential. Playa Del Rey Elementary School is located 50 feet northeast from the project site.*
c.	☐	☐	☒	Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project? *The proposed project consists of an above-grade parking structure from which noises may generate.*
d.	☐	☐	☒	Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project? Construction noise.
e.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

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

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Compatible Use

CONCLUSION

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

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

RESOURCES - 1. Water Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site located in an area having known water quality problems and proposing the use of individual water wells? *The City of Los Angeles Department of Water and Power will provide water service for the proposed project.*
b.	☐	☒	☐	Will the proposed project require the use of a private sewage disposal system? *Sewer service will be provided by the Los Angeles County Sanitation District*
	☐	☐	☐	If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations *or* is the project proposing on-site systems located in close proximity to a drainage course?
c.	☐	☐	☒	Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies? *10-99 home subdivision subject to NPDES requirements.*
d.	☐	☐	☒	Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies? *10-99 home subdivision subject to NPDES requirements.*
e.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

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

☐ **MITIGATION MEASURES**
☐ Lot Size ☐ Project Design ☐ Compatible Use

☐ **OTHER CONSIDERATIONS**

CONCLUSION

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

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

RESOURCES - 2. Air Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential users or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for non-residential uses)? *Two hundred eighteen apartment units are proposed.*
b.	☐	☒	☐	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use? *The proposed use is residential.*
c.	☒	☐	☐	Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure or exceed AQMD thresholds of potential significance? *The proposed project will have an above-grade parking structure.*
d.	☐	☐	☒	Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions? *The proposed project's parking structure may generate emissions; 28,200 yd² of grading.*
e.	☐	☒	☐	Would the project conflict with or obstruct implementation of the applicable air quality plan?
f.	☐	☒	☐	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
g.	☐	☒	☐	Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard (including releasing emission which exceed quantitative thresholds for ozone precursors)?
h.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Health and Safety Code – Section 40506

☐ **MITIGATION MEASURES**

☐ Project Design ☐ Air Quality Report

☐ **OTHER CONSIDERATIONS**

CONCLUSION

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

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

RESOURCES - 3. Biota

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site located within Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?
b.	☐	☒	☐	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?
c.	☐	☒	☐	Is a drainage course located on the project site that is depicted on USGS quad sheets by a dashed blue line or that may contain a bed, channel, or bank of any perennial, intermittent or ephemeral river, stream, or lake?
d.	☐	☒	☐	Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)?
e.	☐	☒	☐	Does the project site contain oak or other unique native trees (specify kinds of trees)?
f.	☐	☒	☐	Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?
g.	☐	☐	☐	Other factors (e.g., wildlife corridor, adjacent open space linkage)?

☐ **MITIGATION MEASURES**
☐ Lot Size ☐ Project Design

☐ **OTHER CONSIDERATIONS**
☐ ERB/SEATAC Review ☐ Oak Tree Permit

CONCLUSION

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

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

RESOURCES - 4. Archaeological/Historical/Paleontological

SETTING/IMPACTS

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

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Phase 1 Archaeology Report

CONCLUSION

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

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

RESOURCES - 5. Mineral Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
b.	☐	☒	☐	Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?
c.	☐	☐	☐	Other factors?

☐ MITIGATION MEASURES ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design

CONCLUSION

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

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

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

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

☐ MITIGATION MEASURES ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design

CONCLUSION

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

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

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?
b.	☐	☒	☐	Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?
c.	☐	☒	☐	Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features?
d.	☐	☐	☒	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features? *This project is a high density multi-family housing development. North of the project site are single-family homes.*
e.	☒	☐	☐	Is the project likely to create substantial sun shadow, light or glare problems? *Building height may create winter shadows on properties to the north. Parking structure may cause light and glare problems on properties to the south.*
f.	☐	☐	☐	Other factors (e.g., grading or landform alteration)?

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Visual Report ☐ Compatible Use

CONCLUSION

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

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

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Does the project contain 25 dwelling units or more and is it located in an area with known congestion problems (roadway or intersections)? *Project contains 218 units and is located near Playa Vista which has congestion problems.*
b.	☐	☒	☐	Will the project result in any hazardous traffic conditions?
c.	☐	☒	☐	Will the project result in parking problems with a subsequent impact on traffic conditions?
d.	☐	☒	☐	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?
e.	☒	☐	☐	Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded? *Seventy apartment units generate 50 peak hour trips. The proposed project will generate approximately 155 peak hour trips.*
f.	☐	☒	☐	Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)?
g.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES**

☐ Project Design ☐ Traffic Report

☐ **OTHER CONSIDERATIONS**

☐ Consultation with Traffic & Lighting Division

CONCLUSION

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

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

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	If served by a community sewage system, could the project create capacity problems at the treatment plant?
b.	☐	☒	☐	Could the project create capacity problems in the sewer lines serving the project site?
c.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☒ Sanitary Sewers and Industrial Waste – Ordinance No. 6130

☒ Plumbing Code – Ordinance No. 2269

☐ **MITIGATION MEASURES**

☐ **OTHER CONSIDERATIONS**

CONCLUSION

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

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

SERVICES - 3. Education

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Could the project create capacity problems at the district level?
b.	☐	☐	☒	Could the project create capacity problems at individual schools that will serve the project site? *Two hundred eighteen additional residential units in the area could create capacity problems at schools that serve the project site.*
c.	☐	☒	☐	Could the project create student transportation problems? *Elementary school is within walking distance.*
d.	☐	☐	☒	Could the project create substantial library impacts due to increased population and demand? *There may be a small increase in the demand for library services.*
e.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES** ☒ **OTHER CONSIDERATIONS**

☐ Site Dedication ☒ Government Code Section 65995 ☒ Library Facilities Mitigation Fee

CONCLUSION

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

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

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?
b.	☐	☒	☐	Are there any special fire or law enforcement problems associated with the project or the general area?
c.	☐	☐	☐	Other factors?

☐ MITIGATION MEASURES

☐ Fire Mitigation Fee

☐ OTHER CONSIDERATIONS

CONCLUSION

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

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

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells?
b.	☐	☒	☐	Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs? *The Fire Department will determine water pressure adequacy.*
c.	☐	☒	☐	Could the project create problems with providing utility services, such as electricity, gas, or propane?
d.	☐	☒	☐	Are there any other known service problem areas (e.g., solid waste)?
e.	☐	☒	☐	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?
f.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

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

☐ **MITIGATION MEASURES** ☒ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

Applicant shall comply with all county codes and requirements with respect to solid waste disposal including recycling requirement.

CONCLUSION

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

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

OTHER FACTORS - 1. General

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Will the project result in an inefficient use of energy resources?
b.	☐	☐	☒	Will the project result in a major change in the patterns, scale, or character of the general area or community?
c.	☐	☒	☐	Will the project result in a significant reduction in the amount of agricultural land?
d.	☐	☐	☐	Other factors?

Project will introduce high density residential next to single family homes.

STANDARD CODE REQUIREMENTS

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

☐ **MITIGATION MEASURES** ☒ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Compatible Use

Analyze under visual qualities.

CONCLUSION

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

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

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Are any hazardous materials used, transported, produced, handled, or stored on-site?
b.	☐	☒	☐	Are any pressurized tanks to be used or any hazardous wastes stored on-site?
c.	☐	☒	☐	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected? *Residential units and a school are located within 500 feet of the project site but they should not be adversely affected.*
d.	☐	☒	☐	Have there been previous uses that indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed?
e.	☐	☒	☐	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
f.	☐	☒	☐	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
g.	☐	☒	☐	Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?
h.	☐	☒	☐	Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip? *The project site is located 1.9 miles from Los Angeles International Airport. The proposed project will not present a safety hazard to residents as the airport's flight path is oriented east/west, away from the project site.*
i.	☐	☒	☐	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
j.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES**
☐ Toxic Clean-up Plan

☐ **OTHER CONSIDERATIONS**

CONCLUSION

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

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

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Can the project be found to be inconsistent with the plan designation(s) of the subject property? *The land use designation for the project site is Low Density Residential which has a maximum density of six dwelling units per acre. The density of the proposed project is approximately 44 units per acre. The project includes a request for a general plan amendment.*
b.	☐	☐	☒	Can the project be found to be inconsistent with the zoning designation of the subject property? *The project site is zoned Limited Multiple Residential-Development Plan (R-3-DP) which requires 1,452 square feet per unit. The project proposes an average unit size of 870 square feet. The project includes a request for a zone change to R-4-DP.*
c.				Can the project be found to be inconsistent with the following applicable land use criteria:
	☐	☒	☐	Hillside Management Criteria?
	☐	☒	☐	SEA Conformance Criteria?
	☐	☐	☐	Other?
d.	☐	☒	☐	Would the project physically divide an established community?
e.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

CONCLUSION

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

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

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

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Could the project cumulatively exceed official regional or local population projections?
b.	☐	☒	☐	Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?
c.	☐	☒	☐	Could the project displace existing housing, especially affordable housing? *The project will add to the housing stock.*
d.	☐	☒	☐	Could the project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?
e.	☐	☒	☐	Could the project require new or expanded recreational facilities for future residents?
f.	☐	☒	☐	Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
g.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

CONCLUSION

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

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

MANDATORY FINDINGS OF SIGNIFICANCE

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

	Yes	No	Maybe	
a.	☐	☒	☐	Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?
b.	☐	☐	☒	Does the project have possible environmental effects that are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects. *Visual, sewage disposal, land use, and air quality.*
c.	☒	☐	☐	Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly? *Noise, traffic, and geotechnical.*

CONCLUSION

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

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