



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

NOTICE OF PREPARATION

Jon Sanabria
Acting Director of Planning

DATE: May 20, 2009

PROJECT TITLE: AVIATION STATION PROJECT
TRACT MAP NO. TR070853
RENV200900024
RCUPT200900024
RZCT200900002
RPAT200900002

PROJECT APPLICANT(s): County of Los Angeles Metropolitan Transportation Authority
One Gateway Plaza
Mail Stop: 99-25-5
Los Angeles, California 90012-2952
(213) 922-2225

Kroeze Family, LLC
Kroeze, Inc.
11604 Aviation Boulevard
Inglewood, California 90304
(310) 643-9769

The County of Los Angeles is the lead agency and will prepare an Environmental Impact Report (EIR) for the project identified below. In compliance with Section 15082 of the *State California Environmental Quality Act (CEQA) Guidelines*, the County of Los Angeles is sending this Notice of Preparation (NOP) to each responsible agency, interested parties, and federal agencies involved in approving the project and to trustee agencies responsible for natural resources affected by the project. Within 30 days after receiving the NOP, each agency shall provide the County of Los Angeles with specific written details about the scope and content of the environmental information related to that agency's area of statutory responsibility.

The purpose of this NOP is to solicit the views of your agency as to the scope and content of the environmental information germane to your agency's statutory authority with respect to the proposed project. Your agency may need to use the EIR prepared by our agency when considering approval of applicable permits for the project.

PROJECT LOCATION AND ENVIRONMENTAL SETTING: The proposed Aviation Station (Project) site is located in the community of Del Aire, in unincorporated Los Angeles County, and in the adjacent City of Los Angeles. The Project site consists of approximately 5.9 acres and comprises existing commercial and residential property bounded by West 116th Street

to the north, Aviation Boulevard to the west, Judah Avenue to the east, and West 117th Street to the south and a portion of land owned by Caltrans and leased to the County of Los Angeles Metropolitan Transportation Authority (Metro) bounded by Imperial Highway to the north, Aviation Boulevard to the west, the 105 Freeway on-ramp to the east, and West 116th Street to the south (see Figure 1, Vicinity Map).

The northerly portion of the Project site (Lot 2) is located within the City of Los Angeles and is improved with the Metro Green Line LAX/Aviation Station and associated bus staging and surface parking. The southerly portion of the Project site (Lot 1) is located within the unincorporated County of Los Angeles and is improved with an adult entertainment/restaurant venue, a motel, a surface parking lot, two duplex units, and seven single-family residences.

Surrounding land uses consist of the I-105 Freeway and Imperial Highway to the north; commercial businesses are located along Aviation Boulevard to the south, including a liquor store, motel, check cashing business, pawn shop and restaurants; Northrop Industrial Park, BNSF railroad, and LAX Airport to the west; and single-family residences to the east and south (see Attachment B, 500-Foot Radius Land Use Map).

PROJECT DESCRIPTION: The proposed Project will redevelop the site with a mixed-use, transit-oriented development consisting of approximately 393 multi-family units and 26,500 square feet of retail, restaurant and/or office uses (see Figure 2, Street Level Plan). The proposed Project will also include approximately three outdoor advertising signs. One sign will be double-faced, digital, and visible from the 105 Freeway. The other two signs will be non-digital.

The proposed Project will demolish the existing commercial and residential structures, relocate Metro's bus staging area, and reconfigure Metro surface parking and an existing Caltrans building, vehicle service lot and maintenance vehicle and employee parking. The Metro Green Line LAX/Aviation station will remain in its current location.

Lot 1 will be developed with approximately 281 residential units, 5,000 square feet of retail space, and 523 parking spaces. Lot 2 will be developed with approximately 112 residential units, 21,500 square feet of retail space, and 274 parking spaces. The residential units will be in a five-story building with commercial uses on the ground floor and basement parking, as well as two-story townhouse units proposed adjacent to the existing single-family residential neighborhood. The proposed Project will provide open courtyards and a pool on the second floor (see Figure 3, Site Plan).

Approximately 65,000 cubic yards of cut is proposed and all cut material will be exported off-site.

Operating hours for the proposed retail, restaurant and/or office uses will be from 6:00 a.m. to 10:00 p.m. with approximately 42 employees working per day.

ENTITLEMENT REQUIREMENTS AND DISCRETIONARY APPROVALS: The proposed Project is an application for: (1) General Plan Amendment to change the site designation from Low Density Residential and Public Facility to High Density Residential; (2)

Zone Change from R-1 (Single-Family Residence), C-1 (Restricted Commercial), and PF (Public Facility) to Zone MXD (Mixed Use Development); (3) Conditional Use Permit to allow mixed-use development in the MXD zone and a parking reduction; and (4) a vesting tentative tract map to develop 281 condominium units.

The Project applicant is requesting decertification of the northerly portion of the Project site (Lot 2) with Caltrans to allow the property to be sold to Metro.

In addition, the Project applicant is requesting modification to the City and County jurisdictional boundaries through a Petition for Reorganization application with the Los Angeles County Local Agency Formation Commission (LAFCO).

POTENTIAL PROJECT IMPACTS: Because of the requested entitlement requirements identified above, and based on the Initial Study determination, an Environmental Impact Report (EIR) is necessary for the proposed Project. Based on a preliminary assessment of potential environmental impacts that may occur as a result of the proposed Project (see Attachment A, Initial Study), the environmental issues to be addressed in the Project EIR will include at least the following:

Potential Hazards

- Geotechnical
- Flood
- Fire
- Noise

Potential Impacts to Resources

- Water Quality
- Air Quality
- Visual Qualities

Potential Impacts to Services

- Traffic/Access
- Sewage Disposal
- Education
- Fire/Sheriff Services
- Utilities/Other Services

Potential Other Impacts

- General (change in character)
- Land Use
- Population/Housing/Employment/Recreation

To provide a complete record of the County's environmental decision-making, environmental issues that do not rise to the level of significant impacts will be addressed in the EIR in a separate section entitled "Impacts Found to Be Less than Significant."

NOTICE OF PREPARATION REVIEW AND COMMENTS:

The review period for the NOP will be from May 22, 2009 to June 22, 2009. Due to the time limits mandated by state law, your response must be sent at the earliest possible date, but not later than June 25, 2009. Please direct all written comments to the following address. In your written response, please include the name of a contact person in your agency.

Christina Tran
County of Los Angeles Regional Planning Department
Impact Analysis Section
320 West Temple Street, Room 1348
Los Angeles, California 90012
Tel: (213) 974-6461
Fax: (213) 626-0434
Email: ctran@planning.lacounty.gov

SCOPING MEETING: To assist in local participation, a Scoping Meeting will be held to present the proposed project and to solicit suggestions from the public and responsible agencies on the content of the Draft EIR. The Scoping Meeting will be held in the community room at the Del Aire Park, located at 12601 South Isis Avenue, Hawthorne, California, on **June 11, 2009** from 7:00 p.m. to 9:00 p.m.

Attachments:

Los Angeles County Initial Study
500-foot Radius Land Use Map

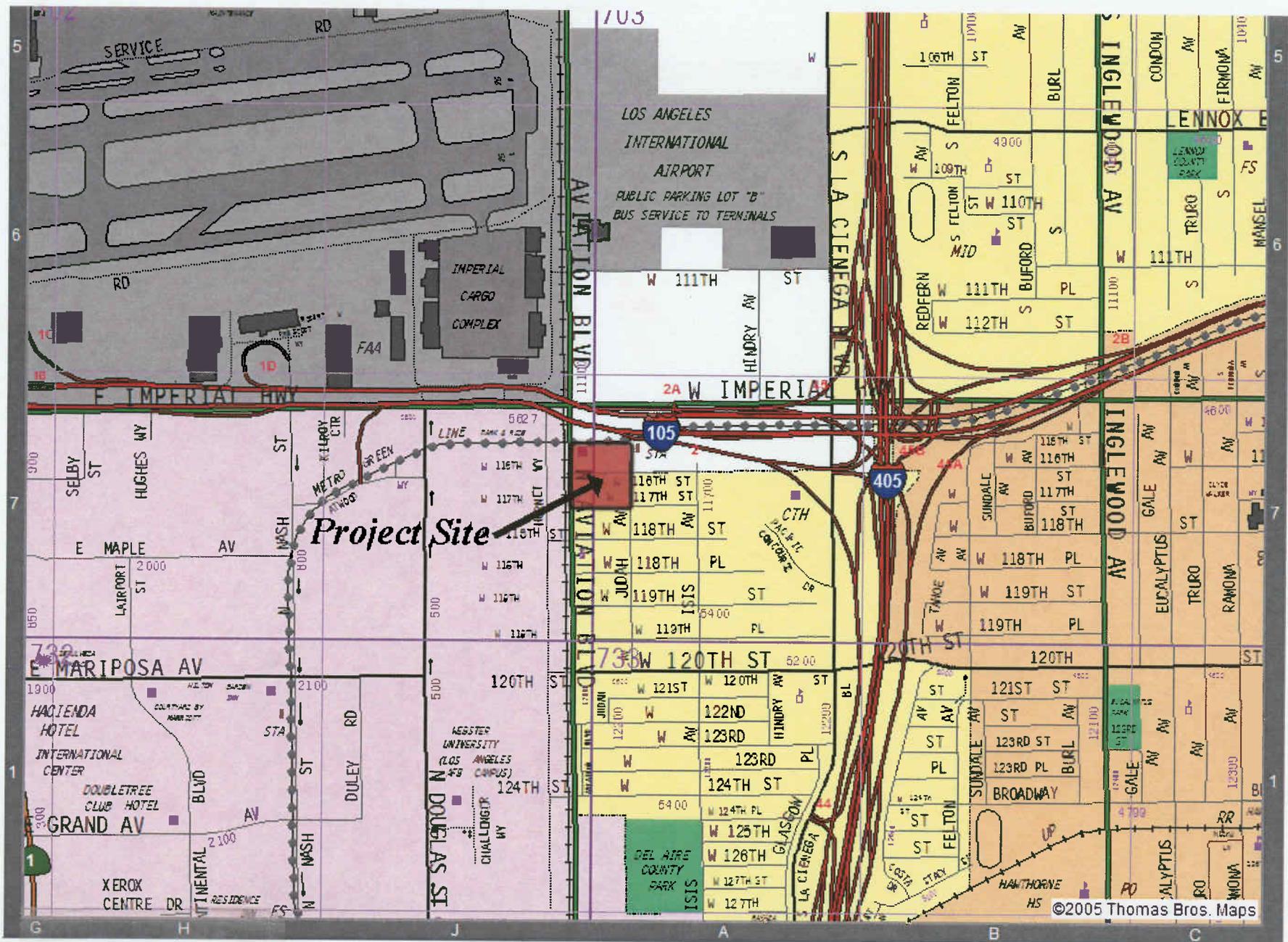


Figure 1
PROJECT SITE: AVIATION STATION
VICINITY MAP



JPL Zoning Services, Inc.
 6263 Van Nuys Blvd.
 Van Nuys, CA 91401 JPL-6358v2

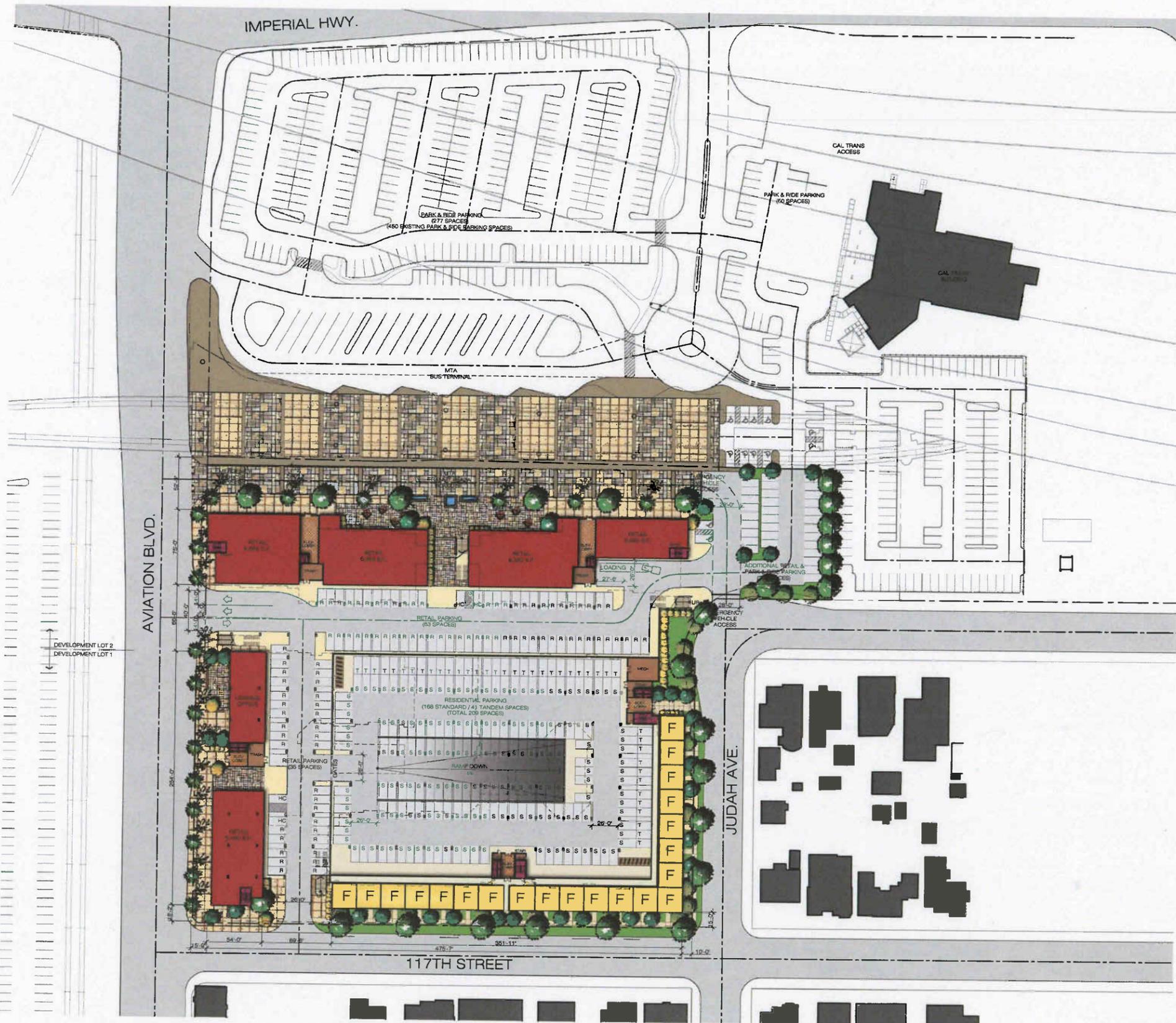
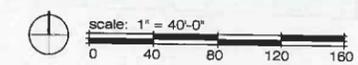


Figure 2



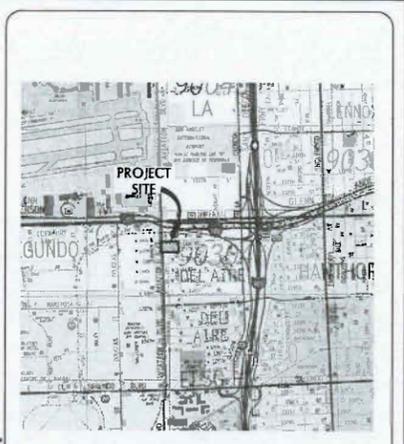
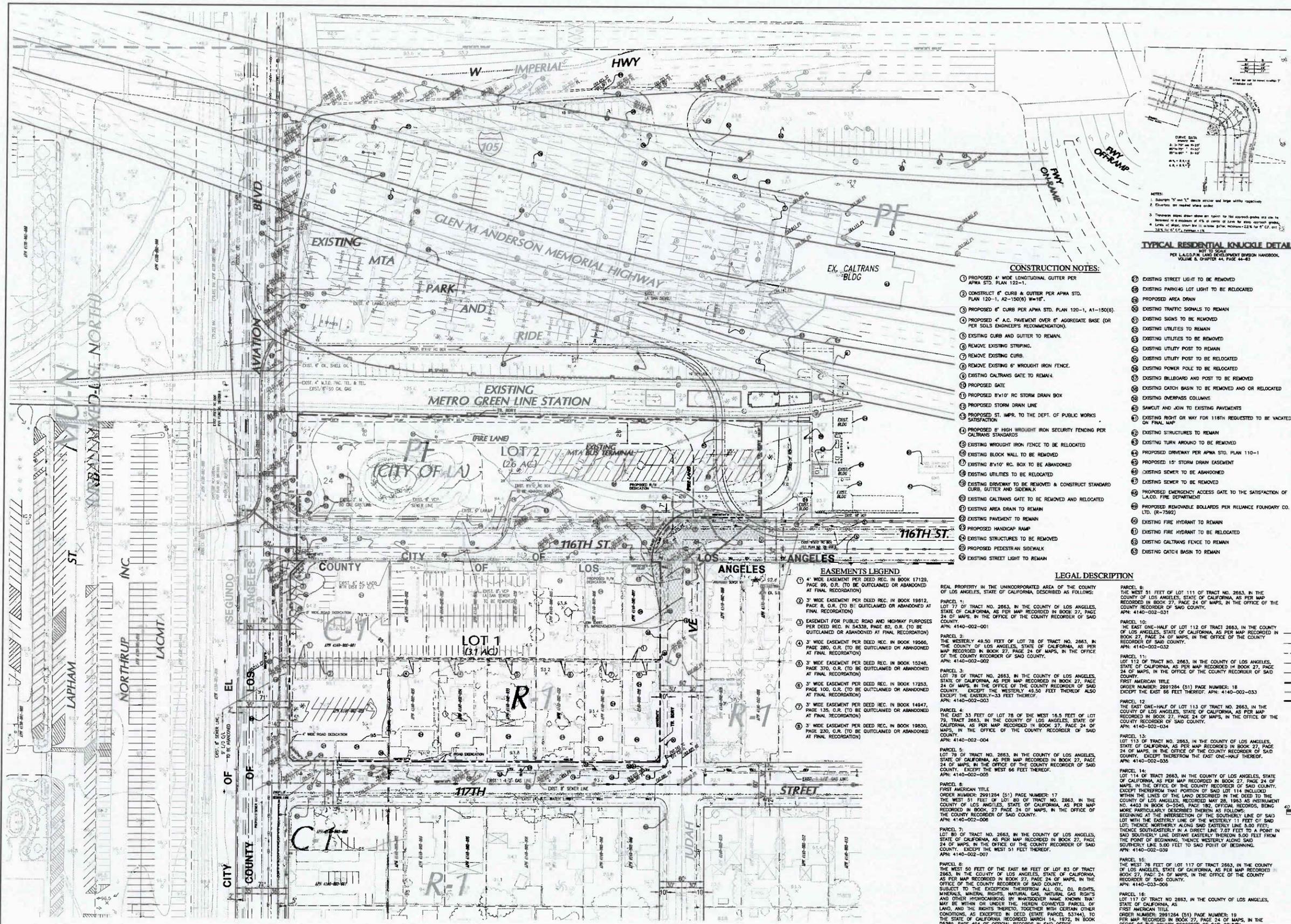
STREET LEVEL PLAN

AVIATION STATION
 LOS ANGELES, CALIFORNIA
 TRACT MAP NO. 070853
 May 13, 2009

Withee Malcolm Architects, LLP

2251 W. 190th Street
 Torrance, Ca 90504
 Tel. (310) 217-8885
 Fax (310) 217-0425
 JOB NO. A8055





TYPICAL RESIDENTIAL KNUCKLE DETAIL
NOT TO SCALE
PER L.A.C.O.P. LAND DEVELOPMENT DIVISION HANDBOOK
VOLUME 2, CHAPTER 24, PAGE 44-83

CONSTRUCTION NOTES:

1. PROPOSED 4" WIDE LONGITUDINAL GUTTER PER APWA STD. PLAN 120-1, A2-150(9) W/10"
2. CONSTRUCT 6" CURB & GUTTER PER APWA STD. PLAN 120-1, A2-150(9) W/10"
3. PROPOSED 6" CURB PER APWA STD. PLAN 120-1, A1-150(8)
4. PROPOSED 4" A.C. PAVEMENT OVER 6" AGGREGATE BASE (OR PER SOILS ENGINEER'S RECOMMENDATION)
5. EXISTING CURB AND GUTTER TO REMAIN
6. REMOVE EXISTING STRIPING
7. REMOVE EXISTING CURB
8. REMOVE EXISTING 6" WROUGHT IRON FENCE
9. EXISTING CALTRANS GATE TO REMAIN
10. EXISTING GATE
11. PROPOSED 8"x10" RC STORM DRAIN BOX
12. PROPOSED STORM DRAIN LINE
13. PROPOSED ST. IMPR. TO THE DEPT. OF PUBLIC WORKS SATISFACTORY
14. PROPOSED 6" HIGH WROUGHT IRON SECURITY FENCING PER CALTRANS STANDARDS
15. EXISTING WROUGHT IRON FENCE TO BE RELOCATED
16. EXISTING BLOCK WALL TO BE REMOVED
17. EXISTING 8"x10" RC. BOX TO BE ABANDONED
18. EXISTING UTILITIES TO BE RELOCATED
19. EXISTING DRIVEWAY TO BE REMOVED & CONSTRUCT STANDARD SATISFACTORY
20. EXISTING CALTRANS GATE TO BE REMOVED AND RELOCATED
21. EXISTING AREA DRAIN TO REMAIN
22. EXISTING PAVEMENT TO REMAIN
23. PROPOSED HANDICAP RAMP
24. EXISTING STRUCTURES TO BE REMOVED
25. PROPOSED PEDESTRIAN SIDEWALK
26. EXISTING STREET LIGHT TO REMAIN
27. EXISTING STREET LIGHT TO BE REMOVED
28. EXISTING PARKING LIGHT TO BE RELOCATED
29. PROPOSED AREA DRAIN
30. EXISTING TRAFFIC SIGNALS TO REMAIN
31. EXISTING SIGNS TO BE REMOVED
32. EXISTING UTILITIES TO REMAIN
33. EXISTING UTILITIES TO BE REMOVED
34. EXISTING UTILITY POST TO REMAIN
35. EXISTING UTILITY POST TO BE RELOCATED
36. EXISTING POWER POLE TO BE RELOCATED
37. EXISTING BILLBOARD AND POST TO BE REMOVED
38. EXISTING CATCH BASIN TO BE REMOVED AND OR RELOCATED
39. EXISTING OVERPASS COLUMNS
40. SAWCUT AND JOIN TO EXISTING PAVEMENTS
41. EXISTING RIGHT OR WAY FOR 116TH REQUESTED TO BE VACATED ON FINAL MAP
42. EXISTING STRUCTURES TO REMAIN
43. EXISTING TURN ARROUND TO BE REMOVED
44. PROPOSED DRIVEWAY PER APWA STD. PLAN 110-1
45. PROPOSED 15" STORM DRAIN CASSEMENT
46. EXISTING SEWER TO BE ABANDONED
47. EXISTING SEWER TO BE REMOVED
48. PROPOSED EMERGENCY ACCESS GATE TO THE SATISFACTION OF L.A.C.O. FIRE DEPARTMENT
49. PROPOSED REMOVABLE BOLLARDS PER RELIANCE FOUNDRY CO. LTD. (R-7582)
50. EXISTING FIRE HYDRANT TO REMAIN
51. EXISTING FIRE HYDRANT TO BE RELOCATED
52. EXISTING CALTRANS FENCE TO REMAIN
53. EXISTING CATCH BASIN TO REMAIN

EASEMENTS LEGEND

1. 4' WIDE EASEMENT PER DEED REC. IN BOOK 17129, PAGE 90, O.R. (TO BE QUITCLAIMED OR ABANDONED AT FINAL RECORDATION)
2. 3' WIDE EASEMENT PER DEED REC. IN BOOK 19812, PAGE 8, O.R. (TO BE QUITCLAIMED OR ABANDONED AT FINAL RECORDATION)
3. EASEMENT FOR PUBLIC ROAD AND HIGHWAY PURPOSES PER DEED REC. IN 54338, PAGE 82, O.R. (TO BE QUITCLAIMED OR ABANDONED AT FINAL RECORDATION)
4. 3' WIDE EASEMENT PER DEED REC. IN BOOK 19566, PAGE 280, O.R. (TO BE QUITCLAIMED OR ABANDONED AT FINAL RECORDATION)
5. 3' WIDE EASEMENT PER DEED REC. IN BOOK 15248, PAGE 370, O.R. (TO BE QUITCLAIMED OR ABANDONED AT FINAL RECORDATION)
6. 3' WIDE EASEMENT PER DEED REC. IN BOOK 17263, PAGE 100, O.R. (TO BE QUITCLAIMED OR ABANDONED AT FINAL RECORDATION)
7. 3' WIDE EASEMENT PER DEED REC. IN BOOK 14847, PAGE 135, O.R. (TO BE QUITCLAIMED OR ABANDONED AT FINAL RECORDATION)
8. 3' WIDE EASEMENT PER DEED REC. IN BOOK 19830, PAGE 220, O.R. (TO BE QUITCLAIMED OR ABANDONED AT FINAL RECORDATION)

LEGAL DESCRIPTION

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1: LOT 77 OF TRACT NO. 2663, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 27, PAGE 24 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. APN: 4140-002-001

PARCEL 2: LOT 78 OF TRACT NO. 2663, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 27, PAGE 24 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. APN: 4140-002-002

PARCEL 3: LOT 79 OF TRACT NO. 2663, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 27, PAGE 24 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THE WESTERLY 49.50 FEET THEREOF ALSO EXCEPT THE EASTERLY 33 FEET THEREOF. APN: 4140-002-003

PARCEL 4: LOT 80 OF TRACT NO. 2663, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 27, PAGE 24 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THE WESTERLY 49.50 FEET THEREOF ALSO EXCEPT THE EASTERLY 33 FEET THEREOF. APN: 4140-002-004

PARCEL 5: LOT 78 OF TRACT NO. 2663, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 27, PAGE 24 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THE WEST 66 FEET THEREOF. APN: 4140-002-005

PARCEL 6: FIRST AMERICAN TITLE ORDER NUMBER: 2991284 (51) PAGE NUMBER: 17 THE WEST 51 FEET OF LOT 80 OF TRACT NO. 2663, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 27, PAGE 24 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THE WEST 51 FEET THEREOF. APN: 4140-002-006

PARCEL 7: LOT 80 OF TRACT NO. 2663, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 27, PAGE 24 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THE WEST 51 FEET THEREOF. APN: 4140-002-007

PARCEL 8: THE WEST 50 FEET OF THE EAST 66 FEET OF LOT 83 OF TRACT NO. 2663, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 27, PAGE 24 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THE WEST 51 FEET THEREOF. APN: 4140-002-008

PARCEL 9: THE WEST 51 FEET OF LOT 83 OF TRACT NO. 2663, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 27, PAGE 24 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THE WEST 51 FEET THEREOF. APN: 4140-002-009

PARCEL 10: THE EAST ONE-HALF OF LOT 112 OF TRACT 2663, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 27, PAGE 24 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. APN: 4140-002-032

PARCEL 11: LOT 112 OF TRACT NO. 2663, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 27, PAGE 24 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THE EAST 66 FEET THEREOF. APN: 4140-002-033

PARCEL 12: THE EAST ONE-HALF OF LOT 113 OF TRACT NO. 2663, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 27, PAGE 24 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THE WEST 66 FEET THEREOF. APN: 4140-002-034

PARCEL 13: LOT 113 OF TRACT NO. 2663, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 27, PAGE 24 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THE WEST 66 FEET THEREOF. APN: 4140-002-035

PARCEL 14: LOT 114 OF TRACT NO. 2663, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 27, PAGE 24 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THE WEST 66 FEET THEREOF. APN: 4140-002-036

PARCEL 15: THE WEST 76 FEET OF LOT 117 OF TRACT 2663, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 27, PAGE 24 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THE WEST 76 FEET THEREOF. APN: 4140-003-005

PARCEL 16: LOT 117 OF TRACT NO. 2663, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 27, PAGE 24 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THE WEST 76 FEET THEREOF. APN: 4140-003-007

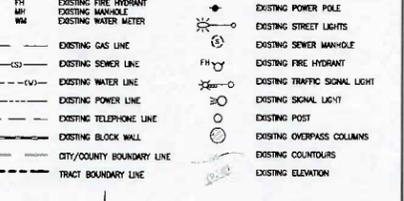
GENERAL NOTES

1. AREA: 6.7 AC. GROSS
2. EXISTING ZONING: C1, R1, PP
3. PROPOSED ZONING: M2
4. EXISTING SITE USE: COMMERCIAL/S.F. RESIDENTIAL/HOTEL
5. DEVELOPMENT TYPE: M2 USE RESIDENTIAL/RETAIL
6. TOTAL NUMBER OF LOTS: 32
7. TOTAL NUMBER OF RESIDENTIAL UNITS: 303
8. TOPOGRAPHY IS BASED ON CONTROLLED TOPO W/ CONTOUR INTERVALS 1 AND 2 FEET
9. BOUNDARY LINES ESTABLISHED FROM RECORD MAPS
10. EXISTING COUNTY-IDE CONSIDERED PLAN
11. EXISTING CITY OF LOS ANGELES GENERAL PLAN - PUBLIC FACILITY
12. EXISTING COUNTY OF LOS ANGELES ZONING - C1, R1
13. EXISTING CITY OF LOS ANGELES ZONING - PP (PUBLIC FACILITY)
14. GROSS/ GROSS: 32 AC. GROSS
15. TOP AND TOE OF SLOPES ARE SUBJECT TO CHANGE IN FINAL ENGINEERING
16. TOTAL CUT: 55,000 C.Y. TOTAL FILL: 85,000 C.Y.
17. APN: 4140-002-001 THROUGH -007, -030 THROUGH -036
18. RETAIL SPACE: 24,000 S.F.
19. ALL SLOPES OVER 3 FEET IN HEIGHT TO BE LANDSCAPED AND BARRIAGED PER COUNTY ORDINANCE
20. THERE ARE NO OAK TREES WITHIN PROJECT BOUNDARY
21. PROVISION IS REQUESTED TO ABANDON A PORTION OF THE COUNTY EASEMENTS FOR ROADS AND AND STORM DRAIN PURPOSES BY THE FINAL MAP PURSUANT TO SECTION 66499.20 1/2 OF THE STATE CONSTITUTION CODE OF LAWS
22. LIMIT PHASING IS REQUESTED TO THE SATISFACTION OF DEPARTMENT OF REGIONAL PLANNING (DOP)
23. THE RIGHT IS REQUESTED TO ADJUST LOT LINES, ADD OPEN SPACE LOTS AND MERGE LOTS ON THE FINAL MAP TO THE SATISFACTION OF DEPARTMENT OF REGIONAL PLANNING
24. PROVIDE PROPERTY LINE RETURN BACK OF 13 FEET AT ALL LOCAL STREET INTERSECTIONS, AND 27 FEET AT THE INTERSECTION OF LOCAL STREETS WITH PLANNED HIGHWAYS (PHASE ON THE COUNTY GENERAL PLAN) AND MERGE ALL PLANNED INTERSECTIONS OR BRIDGE ONE OF THE HIGHWAYS SCENES A COMBINATION OF INDUSTRIAL DEVELOPMENT PLUS ACCORDANT RIGHT OF WAY FOR CORNER CUT OFF TO MEET CURRENT GRADIENTS OF THE HIGHWAY WITH BARRIAGED ACT (404) TO THE SATISFACTION OF THE DEPARTMENT OF PUBLIC WORKS

UTILITY PURVEYORS

- WATER SERVICES - GOLDEN STATE WATER COMPANY
- SEWER SERVICES - LOS ANGELES COUNTY SANITATION DISTRICT 8
- ELECTRIC - SOUTHERN CALIFORNIA Edison COMPANY
- GAS - SOUTHERN CALIFORNIA GAS COMPANY
- TELEPHONE - AT&T TELEPHONE COMPANY
- SCHOOL DISTRICT - CORONA VALLEY UNION HIGH SCHOOL DISTRICT

LEGEND



SHEET INDEX

SHEET	DESCRIPTION
1	SITE PLAN
2	BUILDING SECTIONS



GRAPHIC SCALE (IN FEET)
1 inch = 40'

Figure 3

DEVELOPER:
KROEZE FAMILY, LLC
1760 AVIATION BLVD., INGLEWOOD, CA 90304

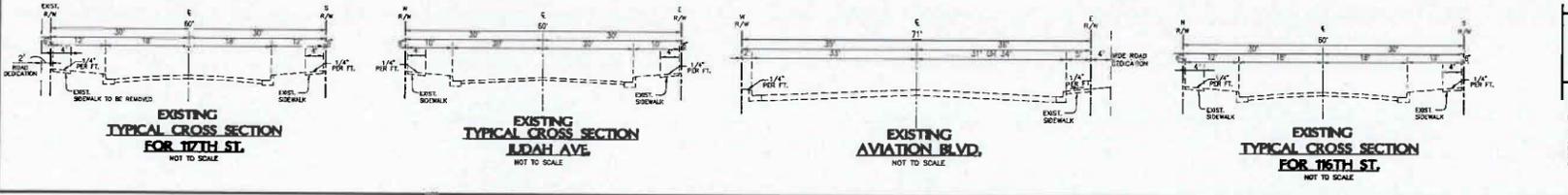
VESTING TENTATIVE TRACT MAP
MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. **70853**
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PREPARED BY:
LAND DESIGN CONSULTANTS, INC.
Land Planning, Design, Engineering, Surveying & Environmental
199 South Las Robles Ave., Suite 201, Pasadena, California 91101
Ph: 626-797-0000, Fax: 626-797-0003
http://www.landscape.com

LDC

PROJ. NO. 08005-001
SHEET 1 OF 3

DATE CHANGED: _____ BY: _____
REVISION: _____



BENCH MARK:
LOS ANGELES CITY BM "17-0038"
3" BRASS DISK STAMP "L.A.C. LS 3280" &
GUNDAM AVENUE, 27 5/8" METAL
INSET
ELEV. = 84.7771' (NAVD8/2008AD)

BASE OF BEARING:
THE BASE OF BEARING SHOWN HEREON
ARE BASED ON THE BEARING IN 86°52'48"
BEING THE CENTERLINE OF THE
STREET PER CITY OF LOS ANGELES FC
067-157/14.

ATTACHMENT A

County of Los Angeles
Department of Regional Planning
Initial Study

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PROJECT NUMBER: TR 070853
CASES: RENV200900024
RCUPT200900024
RZCT200900002
RPAT200900002



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

**COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING**

GENERAL INFORMATION

I.A. Map Date: March 10, 2009 Staff Member: Christina Tran / Anthony Curzi
Thomas Guide: 702-J7 and 703-A7 USGS Quad: Venice
Location: 11604 Aviation Boulevard, Los Angeles, CA. The block bounded by the Metro Green Line Aviation Station to the north, Aviation Boulevard to the west, 117th Street to the south, and Judah Avenue to the east.
Description of Project: Application for tentative TR070853 to develop a mixed use, transit-oriented development consisting of 393 multi-family units and 26,500 square feet of retail, restaurant and/or office uses. The residential units will be in both a five-story building with commercial uses on the ground floor and basement parking as well as two-story townhouse units proposed adjacent to existing single-family residential uses. Lot 1 will be developed with 281 residential units; 5,000 square feet of retail space; and 528 parking spaces. Lot 2 will be developed with 112 residential units; 21,500 square feet of retail space; and 316 parking spaces. The proposed development will also provide open courtyards and a pool on the second floor. Other proposed improvements include the relocation of Metro's bus staging area; the reconfiguration of Metro surface parking; and the reconfiguration of Caltrans building, vehicle service lot, and employee parking. Approximately 65,000 cubic yards of cut is proposed and all cut material will be exported offsite. Application also includes request for a zone change from R-1, C-1, and PF to Zone MXD (Mixed Use Development); a General Plan Amendment to change the site designation from Low Density Residential and Public Facility to High Density Residential; and a Conditional Use Permit to allow mixed-use development in the MXD zone. Operating hours for the proposed retail, restaurant and/or office uses will be from 6 a.m. to 10 p.m. with approximately 42 employees working per day. The northern portion of the project site located within the City of Los Angeles is currently going through LAFCO process of deannexation.
Gross Acres: 5.9 acres
Environmental Setting: The northerly portion of the project site (Lot 2) located within the City of Los

Angeles is owned by Caltrans and leased to the Los Angeles County MTA (Metro) is improved with the Metro Green Line LAX/Aviation Station and associated bus staging and surface parking. The southerly portion of the project site (Lot 1) located within the County of Los Angeles is owned by Kroeze Family, LLC and Kroeze, Inc. and is improved with an adult entertainment/restaurant venue, a motel, a parking lot, two duplex units, and seven single-family residences. All existing commercial and residential structures will be demolished, but the Metro Green Line LAX/Aviation Station will remain in its current location. However, Metro's bus staging area will be relocated and the existing Metro surface parking will be reconfigured. Surrounding land uses consist of the I-105 Freeway and Imperial Highway to the north; commercial businesses are located along Aviation Blvd. to the south, including a liquor store, motel, check cashing business, pawn shop and restaurants; Northrop Industrial Park, BNSF railroad, and LAX Airport to the west; and single-family residences to the east and south.

Zoning: R-1 (Single-family residence); C-1 (Restricted Commercial); and PF (Public Facility)

General Plan: Category 1 (Low Density Residential [1 to 6 dwelling units per acre]) and Public Facility

Community/Area wide Plan: N/A

Major projects in area:

<u>PROJECT NUMBER</u>	<u>DESCRIPTION & STATUS</u>
<u>PM 065407</u>	<u>Development of four detached condominiums on 0.28 acres (pending).</u>
<u>TR 063271</u>	<u>Development of 11 townhouse units on 0.87 acres (pending).</u>
<u>TR 53740</u>	<u>Development of 12 detached condominiums on 0.61 acres (pending).</u>

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
- Caltrans District 7
- Caltrans Aeronautics

Special Reviewing Agencies

- None
- Santa Monica Mountains Conservancy
- National Parks
- National Forest
- Edwards Air Force Base
- Resource Conservation District of Santa Monica Mtns. Area
- Metro; BNSF
- LAWA; AQMD; ARB
- LAUSD; Wiseburn School District; Centinela Valley Union High School District
- LADWP; Golden State Water Company
- CA St. Water Res. Control Board; Dept. of Water Resources
- City of Hawthorne
- City of Los Angeles
- City of El Segundo
- SCAG; LAFCO
- Del Aire Neighborhood Association
- FAA; ALUC
-

Regional Significance

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

County Reviewing Agencies

- Subdivision Committee
- DPW: GMED; Drainage & Grading; Traffic & Lighting; Transportation Planning; Waterworks & Sewer Maintenance; Environmental Programs; Land Development (NPDES review and water supply)
- Sanitation Districts
- Fire Department
- Sheriff Department
- County Library
- DPH: Environmental Hygiene
- Parks and Recreation

Trustee Agencies

- None
- State Fish and Game
- State Parks

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	6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>65,000 c.y. of grading</i>
	2. Flood	7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Proposed storm drain improvements</i>
	3. Fire	8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Restaurants and residential units within same building</i>
	4. Noise	9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>LAX, 105 Freeway, and BNSF railroad</i>
RESOURCES	1. Water Quality	10	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>NPDES requirement</i>
	2. Air Quality	11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Grading, proximity to freeway and LAX</i>
	3. Biota	12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Cultural Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Mineral Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	6. Agriculture Resources	15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	7. Visual Qualities	16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Five-story building in area comprised mostly of single-family residences; shadow due to height of building</i>
SERVICES	1. Traffic/Access	17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>393 residential units and 26,500 s.f. of commercial uses proposed; truck trips generated by export of material</i>
	2. Sewage Disposal	18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Increased density of land uses on site</i>
	3. Education	19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>393 residential units proposed</i>
	4. Fire/Sheriff	20	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Additional uses of site may increase demand</i>
	5. Utilities	21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Solid waste; water supply</i>
OTHER	1. General	22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Change in character</i>
	2. Environmental Safety	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Land Use	24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Inconsistent with land and zoning designation</i>
	4. Pop/Hous./Emp./Rec.	25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Adding 393 residential units</i>
	5. Mandatory Findings	26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Geotechnical, flood, fire, water quality and supply, land use, visual qualities, traffic, noise, air quality, education, utilities, sewage disposal, education, and fire/sheriff services</i>

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.

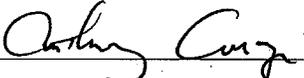
An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result,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

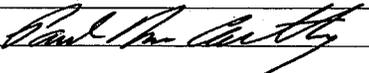
MITIGATED NEGATIVE DECLARATION, in as much as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

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: 4/16/09

Approved by: Paul McCarthy  Date: 4-16-09

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

Determination appealed – see attached sheet.

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

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area containing a major landslide(s)?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having high slope instability?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?
f.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Will the project entail substantial grading and/or alteration of topography including slopes of over 25%? <i>The proposed project will require 65,000 cubic yards of grading</i>
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

<input type="checkbox"/> Building Ordinance No. 2225 – Sections 308B, 309, 310, and 311 and Chapters 29 and 70	<input type="checkbox"/> MITIGATION MEASURES	<input type="checkbox"/> OTHER CONSIDERATIONS
<input type="checkbox"/> Lot Size	<input type="checkbox"/> Project Design	<input checked="" type="checkbox"/> 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?

<input checked="" type="checkbox"/> Potentially significant	<input type="checkbox"/> Less than significant with project mitigation	<input type="checkbox"/> Less than significant/No Impact
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HAZARDS - 2. Flood

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|-------------------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site? |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone? |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in or subject to high mudflow conditions? |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project contribute or be subject to high erosion and debris deposition from run-off? |
| e. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Would the project substantially alter the existing drainage pattern of the site or area?
<i>Proposed storm drain improvements; existing catch basin to be removed/relocated</i> |
| f. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors (e.g., dam failure)? |

STANDARD CODE REQUIREMENTS

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

Approval of Drainage Concept by DPW

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size Project Design

CONCLUSION

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

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

HAZARDS - 3. Fire

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|-------------------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)? |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site in a high fire hazard area and served by inadequate access due to lengths, width, surface materials, turnarounds or grade? |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project site have more than 75 dwelling units on a single access in a high fire hazard area? |
| d. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the project site located in an area having inadequate water and pressure to meet fire flow standards? |
| | | | | <i>Increased density of land uses on project site</i> |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)? |
| f. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Does the proposed use constitute a potentially dangerous fire hazard? |
| | | | | <i>Potential restaurant uses and residential units within same building</i> |
| g. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? |

STANDARD CODE REQUIREMENTS

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

MITIGATION MEASURES

OTHER CONSIDERATIONS

- Project Design Compatible Use

CONCLUSION

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

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

HAZARDS - 4. Noise

SETTING/IMPAIRMENTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|--------------------------|-------------------------------------|--|
| a. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is the project site located near a high noise source (airports, railroads, freeways, industry)?
<i>Project is located within 500 feet of the I-105 Freeway and Imperial Highway and within 1,000 feet of LAX Airport. The Burlington Northern Santa Fe railroad is located across Aviation Boulevard from the project site.</i> |
| b. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?
<i>Anza Elementary School located within 1/2 mile and Lennox Preschool within .8 mile</i> |
| c. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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?
<i>Vehicles entering and exiting the proposed garage may increase ambient noise levels.</i> |
| d. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?
<i>Construction noise will increase the ambient noise levels.</i> |
| e. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having known water quality problems and proposing the use of individual water wells?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project require the use of a private sewage disposal system?
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations <i>or</i> is the project proposing on-site systems located in close proximity to a drainage course?
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies? <i>Project is subject to NPDES requirement</i>
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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? <i>Project is subject to NPDES requirement</i>
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

- | | |
|--|---|
| <input type="checkbox"/> Industrial Waste Permit | <input type="checkbox"/> Health Code – Ordinance No.7583, Chapter 5 |
| <input type="checkbox"/> Plumbing Code – Ordinance No.2269 | <input checked="" type="checkbox"/> 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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential users or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for non-residential uses)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure or exceed AQMD thresholds of potential significance?
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>The proposed project will have subterranean parking.</i> Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions? <i>Project site is located in close proximity to the I-105 Freeway, Imperial Highway, and Los Angeles International Airport. Approximately 65,000 c.y. of grading proposed.</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with or obstruct implementation of the applicable air quality plan?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located within Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is a drainage course located on the project site that is depicted on USGS quad sheets by a dashed blue line or that may contain a bed, channel, or bank of any perennial, intermittent or ephemeral river, stream, or lake?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain oak or other unique native trees (specify kinds of trees)?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) that indicate potential archaeological sensitivity?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain rock formations indicating potential paleontological resources?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain known historic structures or sites?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project involve other changes in the existing environment that due to their location or nature, could result in conversion of Farmland, to non-agricultural use?
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

CONCLUSION

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

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

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

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size Project Design Visual Report Compatible Use

CONCLUSION

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

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

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Does the project contain 25 dwelling units or more and is it located in an area with known congestion problems (roadway or intersections)? <i>Project will contain 393 residential units and 26,500 square feet of commercial uses.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in any hazardous traffic conditions?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in parking problems with a subsequent impact on traffic conditions?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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? <i>The proposed project will generate additional traffic over what is currently there because of the increased density of the land uses proposed.</i>
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)? <i>Project will enhance alternative transportation by placing residential and commercial uses in close proximity to the Metro Green Line rail station.</i>
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other factors? <i>Export of 65,000 c.y. of material will generate approximately 4,333 truck trips</i>

MITIGATION MEASURES

OTHER CONSIDERATIONS

Project Design Traffic Report

Consultation with Traffic & Lighting Division

CONCLUSION

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

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|-------------------------------------|---|
| a. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | If served by a community sewage system, could the project create capacity problems at the treatment plant?
<i>Increased density of land uses on the site, including residential and commercial, will generate additional wastewater.</i> |
| b. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Could the project create capacity problems in the sewer lines serving the project site?
<i>Increased density of land uses on the site, including residential and commercial, will generate additional wastewater.</i> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems at the district level?
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Could the project create capacity problems at individual schools that will serve the project site? <hr/> <i>Three hundred ninety three residential units may impact local schools.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create student transportation problems?
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Could the project create substantial library impacts due to increased population and demand? <hr/> <i>Three hundred ninety three residential units may create impacts to the library serving the site.</i>
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Site Dedication Government Code Section 65995 Library Facilities Mitigation Fee

CONCLUSION

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

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site? <i>Additional uses on site may increase the need for emergency services.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any special fire or law enforcement problems associated with the project or the general area?
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors? _____ _____ _____ _____

<input type="checkbox"/> MITIGATION MEASURES	<input type="checkbox"/> OTHER CONSIDERATIONS
<input type="checkbox"/> Fire Mitigation Fee	
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells? <i>Additional residential units will increase demand for water.</i>
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs? <i>Increased density of land uses on site</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create problems with providing utility services, such as electricity, gas, or propane?
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are there any other known service problem areas (e.g., solid waste)? <i>Limited landfill capacity, export of 65,000 c.y. of material</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

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

MITIGATION MEASURES

Lot Size Project Design

OTHER CONSIDERATIONS

CONCLUSION

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

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

OTHER FACTORS - 1. General

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|-------------------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in an inefficient use of energy resources? |
| b. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Will the project result in a major change in the patterns, scale, or character of the general area or community?
<i>Project will introduce a transit village in an area characterized by single-family residential and commercial.</i> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in a significant reduction in the amount of agricultural land? |
| d. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? |

STANDARD CODE REQUIREMENTS

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

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Compatible Use

CONCLUSION

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

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any hazardous materials used, transported, produced, handled, or stored on-site?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any pressurized tanks to be used or any hazardous wastes stored on-site?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Have there been previous uses that indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?
h.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?
i.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
j.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the plan designation(s) of the subject property? <i>The proposed project is inconsistent with the plan designation of Category 1—Low Density Residential and requires a plan amendment</i>
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the zoning designation of the subject property? <i>The proposed project is inconsistent with the zoning designation of C-1 and R-1 and requires a zone change</i>
c.				Can the project be found to be inconsistent with the following applicable land use criteria:
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Hillside Management Criteria?
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SEA Conformance Criteria?
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project physically divide an established community?
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

CONCLUSION

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

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

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

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Could the project cumulatively exceed official regional or local population projections? <i>The proposed project will add 393 residential units to the area; proposed project density exceeds General Plan and SCAG population projections</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project displace existing housing, especially affordable housing?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Could the project require new or expanded recreational facilities for future residents? <i>Project will create new demand for recreational facilities</i>
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

CONCLUSION

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

- 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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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. <i>Air Quality, traffic, water quality and supply, fire/sheriff services, sewage disposal, education, and utilities</i>
c.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly? <i>Geotechnical, flood, land use, visual, fire hazard, and noise.</i>

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

ATTACHMENT B

500-Foot Radius Land Use Map

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900
CITY
621.53±Ac.

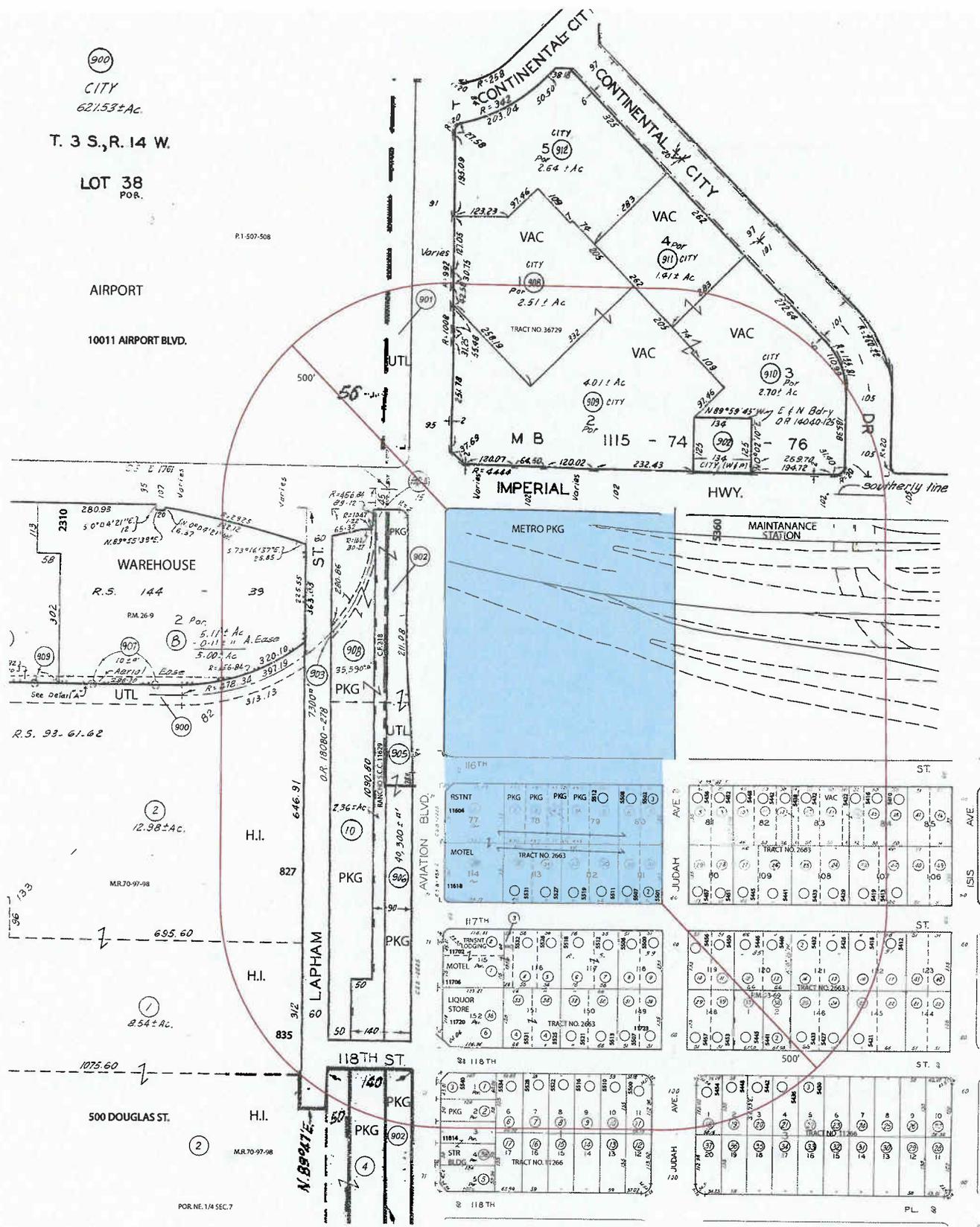
T. 3 S., R. 14 W.

LOT 38
POR.

P.1-507-508

AIRPORT

10011 AIRPORT BLVD.



POR. NE. 1/4 SEC. 7

SITE ADDRESS : 11604 AVIATION BLVD. LOS ANGELES CA 90304 APN : 4140 -002 -1-7,30-35,38,39		500' LANDUSE MAP  JPL ZONING SERVICES, INC 6263 VAN NUYS BLVD (818) - 781 - 0016	CASE # DATE: 3/03/09 SCALE: 1" = 100' USES: FIELD CONTACT PERSON: PETER HERSH PHONE : (949)-260-4635	 N
LEGEND : 5419 ADDRESS SINGLE FAMILY RESIDENCE ALL OTHER LANDUSE AS INDICATED			JPL# 6358 AF	