

Environmental Checklist Form (Initial Study)

County of Los Angeles, Department of Regional Planning



Project title: "The View" / Project No. R2015-01232 / Vesting Tentative Tract Map No. 073082 / Conditional Use Permit No. 201500052 / Environmental Assessment No. RENV 201500089

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

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

Project sponsor's name and address: Peak Capital Investments, LLC, 9061 Bolsa Avenue, #205, Westminster, CA 92683

Project location: 5101 South Overhill Drive, Windsor Hills
APN: 5009-007-022 USGS Quad: Inglewood

Gross Acreage: 1.84

General plan designation: CG (General Commercial)

Community/Area wide Plan designation: N/A

Zoning: C-1 (Restricted Business Zone)

Description of project: The project consists of a vesting tentative tract map to create one multi-family residence lot, a conditional use permit for development of 88 attached residential condominium dwelling units, a yard modification for reduced front yard setbacks and a request to exceed the maximum height within zone C-1 (Restricted Business) on 1.84 gross acres (1.76 net acres). The project site is currently vacant and unimproved. Approximately 139,281 square feet of habitable living space and subterranean parking areas for 206 spaces used for vehicle parking are proposed to be contained within a five-story, 65 foot height structure. The project proposes movement of earth material including 28,150 cubic yards of cut, 300 cubic yards of fill and 27,850 cubic yards of export to an approved landfill to be determined. 12,876 square feet of landscaping is proposed.

Surrounding land uses and setting: The property is surrounded by commercial uses to the north, single-family residence homes to the south, an elementary school to the east, and commercial and oil fields to the west. The 1.84-acre triangular-shaped property is approximately 425 feet south of the City of Los Angeles jurisdictional boundary, east of La Brea, west of Overhill Drive and 425 feet south of Stocker Street. Properties in the City of Los Angeles are developed with a public city park (Norman O Houston Park) multi- and single-family residential uses within the larger, densely urbanized area.

A large portion of the Windsor Hills area to the north and west of the project site consists of the still productive Inglewood Oil Field. Portions of that oil field have been reclaimed for open space/park purposes and are now part of the Kenneth Hahn State Recreation Area.

No active oil fields are within 100 feet of the project site.

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

<i>Public Agency</i>	<i>Approval Required</i>
<u>Department of Public Works</u>	<u>Final Map</u>
<u>Department of Public Works</u>	<u>Building Permit</u>

Major projects in the area:

<i>Project/Case No.</i>	<i>Description and Status</i>
<u>Project No. 2010-01258</u> <u>/CUP201000128</u>	<u>“CVS” drugstore alcohol conditional use permit renewal request, approved.</u>
<u>Project No. 2006-</u> <u>03164/CUP200700020</u>	<u>“CVS” drugstore wireless telecommunications facility request, approved.</u>
<u>Project No. 02-283/CUP02-283</u>	<u>Request for “Magic Johnson Fitness Center”, approved</u>
<u>Project No. 02-025/TR060890</u>	<u>To create one multi-family lot developed with 39 single-family residential attached condominium units, denied due to inactivity.</u>
<u>Project No. 01-105/CUP01-105</u>	<u>Request to authorize continued operation of a car wash, denied.</u>
<u>Project No. 90-060</u>	<u>Zone change request from C-3 to CPD on 2.38 acres, approved.</u>

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 Dept. of Fish and Wildlife
- State Dept. of Parks and Recreation
- State Lands Commission
- University of California (Natural Land and Water Reserves System)

Special Reviewing Agencies

- None
- Santa Monica Mountains Conservancy
- National Parks
- National Forest
- Edwards Air Force Base
- Resource Conservation District of Santa Monica Mountains Area
-

County Reviewing Agencies

- DPW

Regional Significance

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

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Agriculture/Forest | <input type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Public Services |
| <input checked="" type="checkbox"/> Air Quality | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Transportation/Traffic |
| <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities/Services |
| <input type="checkbox"/> Energy | <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Mandatory Findings
of Significance |
| <input type="checkbox"/> Geology/Soils | | |

DETERMINATION: (To be completed by the Lead Department.)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



 Signature (Prepared by)

S JONES

2017 APR 4

 Date

 Signature (Approved by)

 Date

1. AESTHETICS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) **Have a substantial adverse effect on a scenic vista?**
No impact.

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

There are no significant ridgelines located on or near the project property.

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

No mitigation is required.

b) **Be visible from or obstruct views from a regional riding or hiking trail?**
Less Than Significant.

There are no riding or hiking trails on the property site. There is a Class 2 bicycle route located along Overhill Drive. The project will be visible from the route but will not obstruct any existing views. The Park to Playa Trail is located approximately 325 feet to the north of the project site. The proposed development will be visible from the hiking trail, however, the site’s topography and existing grade sits above that of the existing street and does not offer any views from Overhill Drive. The project will obstruct no views.

c) **Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?**
No Impact.

The project site is not located near and cannot be viewed from any scenic highways, ridgelines, or view sheds. The site is vacant and contains no trees, rock outcroppings, or historic buildings. Removal of the low-lying

vegetation would have no noticeable visual impact considered damaging to views currently enjoyed. While the nearby View Park Conservancy has applied to be considered as the View Park Historic District under the United States Department of the Interior, National Park Service, the subject parcel is found on no lists of Historic resources or points of interest designated by the State of California in unincorporated Los Angeles County, within the State Office of Historic Preservation, on the National Register of Historic Places, or on the State Register of Historic Places.

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

Less Than Significant.

Development of the project would result in the construction of 88 attached residential condominium units including private open space and subterranean parking connecting from Overhill Drive. The project will vary in height between 58 feet to 65 feet 1 inch in height. The property slopes up from South La Brea Avenue to Overhill Drive. The building design sets back the proposed structure from the existing residential properties by 37 feet at the southeast part of the structure.

The project site is a vacant lot and a transition point from commercial establishments to single family homes, which are located to the south of the project site. Land to the southwest is developed with oil fields. The surrounding homes are largely single- and two-story Spanish Colonial and Mediterranean styles. The project will be required to include a number of trees along La Brea Avenue, Overhill Drive and as a buffer between the existing single-family residences to the south of the site. The project units will have a comparable size in individual area of the habitable space. The project will introduce distinctive building elements to the area including modern construction to moderate visual impacts expected by the new development. Thus, no further mitigation is needed.

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

Less Than Significant Impact with Mitigation Incorporated.

The proposed project would introduce nighttime lighting to the project site. Project lighting may include lighting along walkway paths, landscape lighting, low exterior residential lighting at entrances and exits, and street lighting along the street, La Brea Avenue and Overhill Drive. All lighting would be hooded or shielded to focus the light downward and to prevent light spillage onto adjacent properties. The project site could potentially be illuminated from sunset to sunrise, which would introduce new nighttime lighting; the project lighting could be similar in greater in intensity, character and coverage than existing light sources in the surrounding residential neighborhoods surrounding the sites.

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

No extraordinary lighting is proposed that would impact nighttime views. Mitigation Measure MM-1 requires the project applicant to prepare a site lighting plan. This measure is intended to minimize impacts of new sources of light and glare to adjacent land uses, limit nighttime lighting to that necessary for security, and ensure that lighting is shielded to reduce glare and spill lighting effects. Implementation of this mitigation measure would reduce potential impacts related to new lighting to a less than significant level.

Mitigation Measure:

***MM-1:** Prior to issuance of any building permit, the project applicant shall prepare a site lighting plan for review and approval by the County of Los Angeles Director of Regional Planning, or designee. The lighting plan shall be prepared by a licensed electrical engineer and shall be in compliance with applicable standards of the Los Angeles County Code. The lighting plan shall demonstrate that all exterior lighting has been designed and located so that all direct rays are confined to the property in a manner meeting the approval of the Director of Regional Planning, or designee.*

2. AGRICULTURE / FOREST

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact.

The project site is not comprised of any farmland. The property is a vacant, un-improved lot in an established urbanized area. The project will not result in the conversion of Prime Farmland, Unique Farmland, or any other types of farmland (Source: Farmland Mapping and Monitoring Program, California Department of Conservation.)

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact.

The property is zoned C-1 (Restricted Business Zone) and within an established urbanized area. The project site is not designated as an Agricultural Opportunity Area. The site is not used for agricultural production and is not protected by or eligible for, a Williamson Act contract. No impacts to agricultural resources would occur, and no mitigation is required..

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact.

There is no forest land or timberland zoned Timberland Production within the project site or vicinity.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact.

There project site is not comprised of forest land and there is no forest land within the vicinity of the project site.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact.

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

3. AIR QUALITY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The proposed project entails developing 88 residential condominium units on an area of land within zone C-1 of the unincorporated County of Los Angeles. The project conforms to the underlying County of Los Angeles General Plan Land Use Element designation for the project site. Therefore the project would not interfere with the implementation of any air quality plans, which the General Plan is required to be consistent with.

The Baldwin Hills oil fields are located southwest of the project site. The Baldwin Hills Community Standards District requires an Air Monitoring Plan for the oil fields to ensure compliance with applicable air quality regulation. The proposed project would not obstruct the implementation of that plan.

The proposed project will not have development density or produce trip generation that is substantially greater than what was anticipated in the General Plan that was used to create the SCAQMD Air Quality Management Plan (AQMP). Therefore the proposed project would be consistent with the assumptions in the AQMP, and the Project would not conflict with SCAQMD’s attainment plans.

The SCAQMD Governing Board adopted an updated 2012 Air Quality Management Plan (AQMP) on February 1, 2013 (SCAQMD 2013). The purpose of the 2012 AQMP is to set forth a comprehensive program that will lead the region into compliance with federal air quality standards for 8-hour ozone (O₃) and fine particulate matter with a diameter of 2.5 microns or less (PM_{2.5}). The 2012 AQMP is designed to accommodate expected future population, housing, and employment growth and is based on the Southern California Association of Governments’ (SCAG’s) 2012 regional population, housing and employment projections contained in their 2012 Regional Transportation Plan (RTP).

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

Impacts would be less than significant and no mitigation is required.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The State’s criterion for regional significance is 500 dwelling units for residential uses. The proposed project entails the subdivision and construction of 88 attached residential condominium units located within one building to be used as single-family residences and common space. The project will not violate any applicable federal or state air quality standard or projected air quality violation or contribute substantially to a projected air quality violation.

The proposed project is consistent with the underlying land use designation in the General Plan. No mitigation is needed.

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

Less Than Significant Impact.

The project would not result in a cumulatively considerable net increase of non-attainment criteria pollutants. The project is a residential subdivision that will create 88 residential condominium units. The project, individually or cumulatively, will not exceed the SCAQMD Air Quality Significant Thresholds as the proposed density is in keeping with the density set forth in the underlying land use plan.

The 1-hour maximum carbon monoxide (CO) levels at the nearest SCAQMD air monitoring station are 7 parts per million (ppm), well below the State standard of 20 ppm. Project-related CO impacts are estimated to be below the +0.1 dB significant increase threshold contained in SCAQMD Rule 1303. The project will not measurably increase CO levels.

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

Construction activity air quality impacts occur mainly in close proximity to individual disturbance areas. There may, however, be some "spill-over" into the surrounding community through vehicles entering, leaving or passing the site.

Construction also entails use of internal combustion engines to power on-road trucks and off-road mobile, semi-mobile and semi-stationary equipment. Such sources are mainly diesel-powered and are poorly regulated in terms of allowable emission levels. Equipment exhaust emissions would not exceed the SCAQMD threshold. Construction emissions would be less than the thresholds allowed with code compliance.

d) Expose sensitive receptors to substantial pollutant concentrations?

Less Than Significant Impact With Mitigation Incorporated.

Sensitive receptors are adjacent to and within a ¼ mile to approximately ¾ mile of the property identified as playgrounds, schools, day care facilities and other residential neighborhoods. There would be a less than significant impact with code compliance and mitigation. Construction of the project may expose surrounding sensitive receptors to airborne particulates, as well as a small quantity of construction equipment pollutants (i.e., usually diesel-fueled vehicles and equipment). However, exhaust emissions associated with construction

of a project this size are typically below SCQAMD CEQA thresholds during construction and construction contractors would be required to implement measures to reduce or eliminate emissions by following SCAQMD standard construction practices.

Sensitive receptors could potentially be exposed to adverse effects from ultra-small diameter particulate matter comprised of chemically reactive pollutants such as sulfates, nitrates or organic material. A national clean air standard for particulate matter of 2.5 microns or smaller in diameter known as PM-2.5 was adopted in 1997. Very little construction activity particulate matter is in the PM-2.5 range. Soil dust is also more chemically benign than typical urban atmospheric PM-2.5. Impacts if any would be less than significant as long as mitigation measures are implemented.

In addition to fine particles that remain suspended in the atmosphere semi-indefinitely, construction activities generate many larger particles with shorter atmospheric residence times. This dust is comprised mainly of large diameter inert silicates that are chemically non-reactive and are further readily filtered out by human breathing passages.

The project involves movement of earth material to include excavation, filling, grading, loading, and hauling from the site. The project engineer estimates that 27,000 cubic yards of excess fill will be generated.

Fugitive dust particles are nuisances as they settle on parked cars, outdoor furniture, or landscape foliage. Dust deposition normally occurs in close proximity to the source. The average travel distance of heavier dust particles is 50 feet from the source (USEPA, AP-42). Some particles will, however, escape the construction site. The Windsor Hills Elementary School is directly downwind of any construction soil disturbance. The proposed project's impact to air quality will be less than significant with mitigation measures incorporated by governing agencies.

Mitigation Measure MM-3 requires the project applicant to provide a power wash to remove soil from the school building and school equipment. This measure is *intended* to minimize impacts of prolonged exposure to pollutant concentrations. Implementation of this mitigation measure would reduce potential impacts related to exposure to sensitive receptors to a less than significant level.

Mitigation Measures:

MM-3 *Prior to issuance of any grading permit the applicant shall prepare a grading plan for review and approval by the County of Los Angeles Director of Regional Planning, or designee, that includes a note indicating that at the conclusion movement of any earth material of 10,000 cubic yards or the authorized volume, whichever is greater, the project applicant shall perform power washing to the Windsor Hills Elementary School building(s) and playground equipment. The grading plan shall be prepared by a licensed civil engineer and shall be in compliance with applicable standards of the Los Angeles County Code. The grading plan shall further demonstrate that all construction vehicle wheels shall be water sprayed and/or washed, in a manner meeting the approval of the Director of Regional Planning, or designee, to limit dust traveling offsite.*

MM-3.1 *Prior to issuance of any grading permit the applicant shall implement a dust suppression program to prevent the migration of dust particles to the adjacent residential area. Fugitive dust emission reduction shall be demonstrated in a manner meeting the approval of the Director of Public Health.*

MM-3.2 *Prior to issuance of any grading permit the applicant shall prepare and submit to the Director of Public Health an air quality assessment verifying that the future occupants of the project will not be exposed to significant air toxics, fumes and other hazards associated with fires and the proximity to the Baldwin Hills Oil Fields.*

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

Less Than Significant Impact.

The proposed project, including the creation of one multi-family residence lot and construction of 88 attached dwelling units to be used as single family residences subject to a permit as allowed by current zoning, would not create objectionable odors that would be perceptible to a substantial number of people. The proposed project would not violate rule AQMD Rule 402, which states “a person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or to the public or which cause or have a natural tendency to cause injury to damage to business or property. The provisions of this rule shall not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals.”

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

4. BIOLOGICAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

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

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact.

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

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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removal, filling, hydrological interruption, or other means?

No Impact.

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

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

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Less Than Significant Impact with Mitigation Incorporated.

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

Mitigation Measure:

MM-4: Within five (5) days prior to land-clearing activities between February 1 through August 31, a qualified biologist shall conduct a nesting survey to identify any direct or indirect impacts to actively nesting birds. If direct or indirect impacts are identified, the biologist shall specify the appropriate mitigation measure(s) for these impacts. Such measures may include avoidance of occupied nests, staging work areas outside an established buffer area, modified scheduling of grading and clearing and monitoring of active nests during construction.

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

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

No Impact.

There are no oak trees, oak woodlands, Joshuas, or Junipers on the subject property.

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

County Code, Title 22, Ch. 22.56, Part 16), the Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, § 22.56.215), and Sensitive Environmental Resource Areas (SERAs) (L.A. County Code, Title 22, Ch. 22.44, Part 6)?

No Impact.

There are no Wildflower Reserve Areas on the subject property. Since there are no oak trees or oak woodlands on the subject property, there is no conflict with the Los Angeles County Oak Tree Ordinance.

g) Conflict with the provisions of an adopted state, regional, or local habitat conservation plan?

No Impact.

The project does not conflict with any adopted State, regional, or local Habitat Conservation Plan.

5. CULTURAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

**a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?
No Impact.**

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

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

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

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact With Mitigation Incorporated

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

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

Mitigation Measure:

MM-5: *Prior to the issuance of any grading permit, applicants shall provide written evidence to the County of Los Angeles that a County certified archaeologist has been retained to observe grading activities greater than six feet in depth and salvage and catalogue archaeological resources as necessary. The archaeologist shall be present at the pre-grade conference, shall establish procedures for archaeological resource surveillance, and shall establish, in cooperation with the applicant, procedures for temporarily halting or redirecting work to permit the sampling, identification, and evaluation of the artifacts as appropriate. If the archaeological resources are found to be significant, the archaeological observer shall determine appropriate actions, in cooperation*

with the project applicant, for exploration and/or salvage. Prior to the release of the grading bond the applicant shall obtain approval of the archaeologist's follow-up report from the County. The report shall include the period of inspection, an analysis of any artifacts found and the present repository of the artifacts. Applicant shall prepare excavated material to the point of identification. Applicant shall offer excavated finds for curatorial purposes to the County of Los Angeles, or its designee, on a first refusal basis. These actions, as well as final mitigation and disposition of the resources, shall be subject to the approval of the County. Applicant shall pay curatorial fees if an applicable fee program has been adopted by the Board of Supervisors, and such fee program is in effect at the time of presentation of the materials to the County or its designee, all in a manner meeting the approval of the County. Unanticipated discoveries shall be evaluated for significance by a County-certified archaeologist. If the archaeological resources are found to be significant, then the project shall be required to perform data recovery, professional identification, radiocarbon dates as applicable, and other special studies; submit materials to the County of Los Angeles, or its designee, on a first refusal basis; and provide a comprehensive final report including appropriate records for the California Department of Parks and Recreation (Building, Structure, and Object Record; Archaeological Site Record; or District Record, as applicable).

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

Less than Significant Impact with Mitigation Incorporated.

Paleontological sensitivity is a measure of the potential for the discovery of significant fossils during development of an area. Sensitivity levels are predicated primarily for the underlying geological formations. The project may require excavations that penetrate through alluvial soils and into bedrock formations since there are levels of subterranean parking proposed; however, since the region is sensitive for paleontological resources, unknown significant paleontological resources could be disturbed if excavations penetrate the bedrock formations in the project site. Implementation of mitigation measure MM-5.1 is required if excavations penetrate the bedrock formations in the project site. Mitigation Measure MM-5.1 requires the applicant retain a qualified paleontologist to monitor these excavations. The paleontologist would ensure any collected specimens be prepared, identified, cataloged, and donated to an accredited repository. Implementation of Mitigation Measure MM-5.1 would ensure that impacts to paleontological resources are reduced to a less than significant level.

Mitigation Measures:

MM-5.1: Prior to the issuance of any grading permit, applicants shall provide written evidence to the County of Los Angeles that a County certified paleontologist has been retained to observe grading activities greater than six feet in depth and salvage and catalogue paleontological resources as necessary. The paleontologist shall be present at the pre-grade conference, shall establish procedures for paleontologist resource surveillance, and shall establish, in cooperation with the applicant, procedures for temporarily halting or redirecting work to permit the sampling, identification, and evaluation of the artifacts as appropriate. If the paleontological resources are found to be significant, the paleontologist observer shall determine appropriate actions, in cooperation with the project applicant, for exploration and/or salvage. Prior to the release of the grading bond the applicant shall obtain approval of the paleontologist's follow-up report from the County. The report shall include the period of inspection, an analysis of any artifacts found and the present repository of the artifacts. Applicant shall prepare excavated material to the point of identification. Applicant shall offer excavated finds for curatorial purposes to the County of Los Angeles, or its designee, on a first refusal basis. These actions, as well as final mitigation and disposition of the resources, shall be subject to the approval of the County. Applicant shall pay curatorial fees if an applicable fee program has been adopted by the Board of Supervisors, and such fee program is in effect at the time of presentation of the materials to the County or its designee, all in a manner meeting the approval of the County. Unanticipated discoveries shall be evaluated for significance by a County-certified a paleontologist. If the paleontological resources are found to be significant, then the project shall be required to perform data recovery, professional identification, radiocarbon dates as applicable, and other special studies; submit materials to the

County of Los Angeles, or its designee, on a first refusal basis; and provide a comprehensive final report including appropriate records for the California Department of Parks and Recreation.

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

Less Than Significant Impact with Mitigation Incorporated.

The project site is not a formal cemetery and is not adjacent to a formal cemetery. The project site is not known to contain human remains interred outside formal cemeteries, nor is it known to be located on a burial ground. The project would involve ground disturbance during construction. It is highly unlikely that the proposed project would disturb any human remains during construction; however, should human remains be uncovered during construction, mitigation measure MM-5.4 would apply.

Mitigation Measure:

***MM-5.2:** If human remains are encountered during excavation activities, all work shall halt and the County Coroner shall be notified (California Public Resources Code §5097.98). The Coroner will determine whether the remains are of forensic interest. If the Coroner, with the aid of the County-approved Archaeologist, determines that the remains are prehistoric, s/he will contact the Native American Heritage Commission (NAHC). The NAHC shall be responsible for designating the most likely descendant (MLD), who will be responsible for the ultimate disposition of the remains, as required by Section 7050.5 of the California Health and Safety Code. The MLD shall make his/her recommendation within 48 hours of being granted access to the site. The MLD's recommendation shall be followed if feasible, and may include scientific removal and non-destructive analysis of the human remains and any items associated with Native American burials (California Health and Safety Code §7050.5). If the landowner rejects the MLD's recommendations, the landowner shall rebury the remains with appropriate dignity on the property in a location that will not be subject to further subsurface disturbance (California Public Resources Code §5097.98).*

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

Less Than Significant Impact with Mitigation Incorporated.

The project site has not been shown to be or contain a tribal cultural resource and is included in a local register of historical resources. The project site is not known to be a cultural landscape or a unique archaeological resource. Should the project site be determined to be a significant tribal cultural resource, mitigation measure MM-5.5 would apply.

Mitigation Measure:

***MM-5.3:** If items, areas or other resources of significance associated with tribal cultural resources are identified, all work shall halt and the Gabrieleno Band of Mission Indians, Kizh Tribal Territory, Kizh Nation, shall be notified. Avoidance and treating of the items with dignity shall occur. The Gabrieleno Band of Mission Indians' representative shall determine whether the items are of cultural interest. If the representative determines there is a cultural resource, there shall be permanent conservation easement(s) and/or protecting the items in place.*

6. ENERGY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) **Conflict with Los Angeles County Green Building Standards Code (L.A. County Code Title 31)?**
Less Than Significant Impact.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The new structures would be built to comply with all current building codes, including the requirements of California Title 24, Part 11 Energy Efficiency Standards for Residential and Nonresidential Buildings and the Title 31 California Green Building Standards. Impacts would be less than significant and no mitigation is required.

b) **Involve the inefficient use of energy resources (see Appendix F of the CEQA Guidelines)?**
Less Than Significant Impact.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project does not involve any processes or features requiring excessive amounts of energy as compared to other residential uses throughout the County. Moreover, compliance with all pertinent State and local building codes for the conservation of energy resources would ensure that the proposed residential are more energy-efficient than older residential construction.

Since the project is required to comply with the LA County Green Building Standards Code related to construction and Appendix F, Section 1 of the CEQA Guidelines requires evaluation of energy efficiency only for Environmental Impact Reports, impacts would be less than significant and no mitigation is required.

7. GEOLOGY AND SOILS

	<i>Less Than Significant</i>	<i>Less Than Significant</i>	<i>No Impact</i>
<i>Potentially Significant Impact</i>	<i>Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>

Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known active fault trace? Refer to Division of Mines and Geology Special Publication 42.

Less Than Significant Impact.

The project site is located within an Alquist-Priolo Earthquake Fault Zone. Fault trace are located approximately 50 feet to the south east and south west of the project site and approximately 100 feet to the northwest of the property. Earth cracks have been identified within the southeast portion of the property during prior fault trenching on site. The primary active or potentially active fault zone that would have the maximum potential impact on the site is the Newport Inglewood. A maximum probable earthquake of magnitude 7.2 and a slip rate of 1 mm/year have been assigned to this fault zone.

A Geotechnical Report, prepared by Hetherington Engineering, Inc. and dated November 11, 2014, was reviewed by the Department of Public Works and the project has been cleared. The report found that the proposed project is feasible from a geotechnical standpoint. It recommends setbacks from identified earth cracks, which the current design of the project complies with. There are additional recommendations regarding grading, foundation and slab design. Recommendations include setting building footings back one-third of the height of the slope, with a minimum of five feet and a maximum of 40 feet, and one half of the height of the slope, with a maximum of 15 feet for the ascending slope. In addition, a minimum 15 foot setback from any surface ground fracture shall be maintained.

With adherence to County Code requirements, the impact is less than significant.

- A Construction Project Site Review and Well Abandonment process should occur in coordination with the Division of Oil, Gas and Geothermal Resources (DOGGR) staff prior to development and approval of final building plans and construction.
- Structural design of the project shall meet or exceed the Uniform Building Code (UBC) requirements for seismic design, under the provisions of the County of Los Angeles Building Code.
- The proposed project shall comply with all state and County of Los Angeles building and seismic regulations to minimize danger and losses that may result from ground shaking/seismic activity.
- All grading shall be accomplished under the discretion of the project geotechnical engineer in accordance with the requirements of the County of Los Angeles.

ii) Strong seismic ground shaking?
Less Than Significant Impact.

The project site is located on a through-lot with frontages along both La Brea Avenue and Overhill Drive in the unincorporated area of the Ladera Heights/View Park – Windsor Hills area. The site lies approximately within an Alquist-Priolo Fault Zone of the Newport-Inglewood Fault. The mapped trace of the fault traverses the along the La Brea Avenue portion of the site. The earth cracks were observed at the southeast portion of the site.

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

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

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

iii) Seismic-related ground failure, including liquefaction and lateral spreading?
Less Than Significant Impact.

The project site is not located within a liquefaction zone. The approved Geotechnical report prepared by Hetherington Engineering, Inc. and dated November 11, 2014 found the threat of liquefaction to be insignificant due to the lack of groundwater in the upper 51-feet and the presence of dense alluvial soils.

iv) Landslides?

Less Than Significant Impact.

The project site is not located within a designated landslide area (Source: GISNET3). The geotechnical report prepared by Hetherington Engineering, Inc. and dated November 21, 2014 found that the property is susceptible to seismic induced land sliding. The geotechnical report has been reviewed and approved by the Department of Public Works. The risk of seismically induced land sliding is considered to be low provided the site is graded in accordance with the grading recommendations.

b) Result in substantial soil erosion or the loss of topsoil?
Less Than Significant Impact.

The project site is located in an urbanized and developed area. 19,000 cubic yards of cut 200 cubic yard of fill grading is proposed. The approved geotechnical report for the project found undocumented fill material unsuitable for the proposed project, which must be removed to reach the older alluvium soil, which is suitable for the proposed construction. Construction will be subject to grading and/or site drainage review and have to comply with the County's Low Impact Development (LID) Ordinance. LID sets forth requirements to manage storm water runoff and lessen the potential for erosion resulting from storm water runoff. Thus, the proposed project should not cause substantial soil erosion or the loss of topsoil.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

Less Than Significant Impact.

The approved geotechnical report prepared by Hetherington Engineering Inc., dated November 21, 2014 found undocumented fill of silty sand unsuitable for the proposed project. Older Alluvium can be found at 3-12 feet under the undocumented fill. The alluvium soil is suitable for the proposed project. Project site requirements for stability would involve the removal of the undocumented fill where construction is proposed, if not already removed by proposed grading. Removal depths will be determined by a geotechnical consultant in the field during grading as outline in the report. All report recommendations would be implemented, consistent with the County Code. With adherence to County Code requirements, the impact is expected to be less than significant.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

Less Than Significant Impact.

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

Based on the prior field exploration conducted by Hetherington Engineering, the subject site is underlain by undocumented fill and older alluvium. The property is mantled by a variable thickness of undocumented fill consisting of damp to moist, loose to medium dense, brown and dark brown silty sand. The undocumented fill material is not considered suitable for the support of the proposed structure or compacted fill in its existing condition. Older alluvium underlies the fill at depths up to 10 feet below existing site grades and consists generally of orange brown silty sand and gravel which is damp to moist, and medium dense to dense.

The project site is not located on soil identified as expansive. The proposed project would be required to comply with Los Angeles County building codes, which includes construction and engineering standards, as well as any recommendations developed in tandem with a soils or geology report resulting in less than significant impact.

e) Have soils incapable of adequately supporting the use of onsite wastewater treatment systems where sewers are not available for the disposal of wastewater?

No Impact.

Public sewers are available for the disposal of wastewater. The residential subdivision project will utilize public sewer for the disposal of waste water. No impacts to soils would occur as a result of onsite wastewater treatment.

f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, § 22.56.215) or hillside design standards in the County General Plan Conservation and Open Space Element?

The property site contains slopes of 25% or greater and is therefore subject to the Hillside Management Ordinance. A Hillside Management Conditional Use Permit is required and has been applied for concurrently with the subdivision. Urban Hillside Management Areas are required to provide 25% open space (improved or natural) as well as implement design guidelines as part of the project. The proposed project will provide at least 25% of improved open space and incorporate design guidelines and therefore will not conflict with the Hillside Management Ordinance.

8. GREENHOUSE GAS EMISSIONS

	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<i>Potentially Significant Impact</i>			

Would the project:

a) **Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?**
Less Than Significant Impact.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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GHGs, as defined under California’s Assembly Bill 32 (AB 32) (California Health and Safety Code §38505), include carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF₆). GHGs vary widely in the power of their climatic effects; therefore, climate scientists have established a unit called global warming potential (GWP). The GWP of a gas is a measure of both potency and lifespan in the atmosphere as compared to CO₂. For example, since CH₄ and N₂O are approximately 21 and 310 times more powerful than CO₂, respectively, in their ability to trap heat in the atmosphere, they have GWPs of 21 and 310, respectively (CO₂ has a GWP of 1). Carbon dioxide equivalent (CO₂e) is a quantity that enables all GHG emissions to be considered as a group despite their varying GWP. The GWP of each GHG is multiplied by the prevalence of that gas to produce CO₂.

The project site is currently undeveloped. The residential sector of total GHGs equals approximately 18 percent. Within that sector, typical annual CO₂ emissions account for over 98 percent of GHGs and those emissions are all energy-related. Energy-related GhG emissions can be reduced by both constructing the building with energy- and water-saving features and by encouraging residents to walk or bicycle to public transportation, shopping, and services.

The project includes the creation of one multi-family lot developed with 88 attached, single-family residential condominium units. Construction activities are short term and cease to emit greenhouse gases upon completion. Considering requirements of the County’s Green Building Ordinance, it is not expected that the project will generate GHGs that would have a significant impact on the environment.

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

Global warming poses a serious threat to the economic well-being, public health, natural resources, and the environment of California. The potential adverse impacts of global warming include the exacerbation of air quality problems, a reduction in the quality and supply of water to the state from the Sierra snowpack, a rise in sea levels resulting in the displacement of thousands of coastal businesses and residences, damage to marine ecosystems and the natural environment, and an increase in the incidences of infectious diseases, asthma, and other human health-related problems.

In order to avert these consequences, AB 32 establishes a State goal of reducing GHG emissions to 1990 levels by the year 2020, which is a reduction of approximately 16 percent from forecasted emission levels. The County of Los Angeles has set a target to reduce GHG emissions by at least 11% below 2010 levels by

2020 as reflected in the County's Community Climate Action Plan (CCAP). The CCAP is a component of the Los Angeles County General Plan.

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

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

Construction Activity GHG Emissions

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

Project Operational GHG Emissions

Proposed project activities will result in continuous greenhouse gas emissions from mobile, area, and operational sources. Mobile sources, including vehicle trips to and from the project site, will result primarily in emissions of CO₂ with minor emissions of methane (CH₄) and nitrous oxide (N₂O). The most significant GHG emission from natural gas usage will be methane. Electricity usage by the proposed project and indirect usage of electricity for water and wastewater conveyance will result primarily in emissions of CO₂. Disposal of solid waste will result in emissions of methane from the decomposition of waste at landfills coupled with CO₂ emission from the handling and transport of solid waste. These sources combine to define the long-term greenhouse gas emissions inventory for the build-out of the proposed project.

A numerical threshold for determining the significance of greenhouse gas emissions in the South Coast Air Basin (Basin) has not officially been adopted by the SCAQMD. As an interim threshold based on guidance provided in the CAPCOA CEQA and Climate Change white paper, a non-zero threshold based on Approach 2 of the handbook will be used. Threshold 2.5 (Unit-Based Thresholds Based on Market Capture) establishes a numerical threshold based on capture of approximately 90 percent of emissions from future development. The latest threshold developed by SCAQMD using this method is 3,000 metric tons carbon dioxide equivalent (MTCO₂E) per year for residential and commercial projects. This threshold is based on the review of 711 CEQA projects.

Greenhouse gas emissions associated with the proposed project is not expected to exceed the 3,000 MTCO₂E threshold based on assumptions for projects similar in size; therefore, impacts will be less than significant and no mitigation is required.

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

No Impact.

The County has adopted the 2013 edition of the California Building Code (County Code Title 26 (Building Code), including the California Green Building Standards Code (County Code Title 31 (Green Building Standards Code)). The project would be subject to the California Green Building Standards Code, which requires new buildings to reduce water consumption, employ building commissioning to increase building system efficiencies for large buildings, divert construction waste from landfills, and install low pollutant-emitting finish materials.

The project design incorporates energy efficient design practices where feasible. The project does not include any feature (i.e. substantially altered energy demands) that would interfere with implementation of these state and County codes and plans. No impact will occur.

9. HAZARDS AND HAZARDOUS MATERIALS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

A hazardous material is defined as any material that, due to its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or environment. Hazardous materials include, but are not limited to, hazardous substances, hazardous wastes, and any material that a business or the local implementing agency has a reasonable basis for believing would be injurious to the health and safety of persons or harmful to the environment if released into the environment.

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The proposed residential project does not include the release of hazardous materials or waste into the environment. The construction of the condominiums may include minimal use of hazardous materials, such as solvents, paints, lubricants, and oils, which would not create a significant hazard to the public or the environment, or result in any accidental condition that could affect the public or the environment.

While construction related spills of hazardous materials are not uncommon, the enforcement of construction and demolition standards, including BMPs by appropriate local and state agencies, would minimize the potential for an accidental release of petroleum products and/or hazardous materials during construction.

Federal, state, and local regulations would be followed by the construction contractor to reduce the effects of potential hazardous materials spills. Therefore, impacts relating to construction-related spills would be less than significant.

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

Less Than Significant Impact.

The development of residential condominium units will not generate hazardous emissions or results in the handling of acutely hazardous materials, substances or waste. The construction phase of the project could include the minimal use of hazardous materials such as solvents, paints, lubricants, and oils. However, current local, state, and Federal laws relating to the use, storage, and disposal of these materials make it unlikely that the project would have a significant effect on the residences located near the project site.

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

No Impact.

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

e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

No Impact.

The project site is not located within an airport land use plan or within two miles of a public airport or public use airport.

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

No Impact.

The project site is not located within the vicinity of a private airstrip.

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

Less Than Significant Impact.

The development of residential condominium units in a residentially developed area will not impair implementation of, or physically interfere, with an adopted emergency response plan or emergency evacuation plan. While La Brea Avenue is a designated highway disaster response route (Figure 12.6, General Plan 2035), the proposed project would not interfere with the use of the route as direct access to the site is provided via Overhill Drive.

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

i) within a Very High Fire Hazard Severity Zones (Zone 4)?
Less Than Significant Impact.

The project site is located within a Very High Fire Hazard Severity Zone. The proposed project will be required to submit a Fuel Modification Plan and comply with the County's Fire Code, as are all projects, both discretionary and administrative, located within the zone. Los Angeles County Fire has reviewed and cleared the map for the proposed subdivision project for environmental review and the public hearing.

ii) within a high fire hazard area with inadequate access?
Less Than Significant Impact.

The project site is fronted by two public streets, Overhill Drive and La Brea Avenue. The proposed project will also have a driveway that will serve as a fire lane. Los Angeles County Fire Department has reviewed and cleared the proposed project.

iii) within an area with inadequate water and pressure to meet fire flow standards?
No Impact.

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

iv) within proximity to land uses that have the potential for dangerous fire hazard?
Less Than Significant Impact.

The project site is located next to single-family residential use to the south, an elementary school to the east and commercial to the north. The Baldwin Hills Oilfields are located towards the southwest. The oilfields are not expected to pose any type of hazard to the proposed project. The oilfield is required to comply with the Fire Protection and Emergency Response provisions of the Baldwin Hills CSD, which require a Community Alert Notification System and Emergency Response Plan.

i) Does the proposed use constitute a potentially dangerous fire hazard?
Less Than Significant Impact.

The proposed residential use does not constitute a potentially dangerous fire hazard. The 88 attached residential condominium units do not entail the use of large amounts of hazardous or highly flammable materials or substances.

10. HYDROLOGY AND WATER QUALITY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Violate any water quality standards or waste discharge requirements?

Less Than Significant Impact.

Los Angeles County is split between two water quality regions: Los Angeles Region and the Lahontan Region. The proposed project is located under the Los Angeles Region Regional Water Quality Control Board's (RWQCB) jurisdiction.

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

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

The proposed project would be required to remediate any contamination emanating from the project site prior to project development, therefore the proposed project will be compliant with the applicable remediation requirements.

The project site will connect to an existing municipal wastewater system. A sewer area study was approved by the Department of Public Works for the proposed residential condominium units. In unincorporated Los Angeles County, the proposed project would be required to comply with the requirements of the Low-Impact Development Ordinance, in order to control and minimize potentially polluted runoff. Compliance with these standards should prevent the violation of any water quality or waste discharge requirements.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

No Impact.

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

- c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

Less Than Significant Impact.

The project site is currently vacant. The proposed project of 88 residential condominium units will increase the amount of impervious area. However the project is required to submit an approved drainage plan and comply with LID requirements. Therefore the proposed 88 attached residential condominium units would not result in substantial on or off-site erosion or siltation. There are no streams or rivers on the subject property or within the immediate vicinity of the proposed development.

- d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

Less Than Significant Impact.

The project site is currently vacant. The proposed project of 88 residential condominium units will increase the amount of impervious area. However the project is required to submit an approved drainage plan and comply with LID requirements. Therefore the proposed residential condominium units would not result in on or off-site flooding. There are no streams or rivers on the subject property or within the immediate vicinity of the proposed development.

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

Less Than Significant Impact.

The proposed project is not proposing water features or would create any conditions that would increase habitat for mosquitoes or other vectors. Any proposed water features in conjunction with single-family residences are reviewed as part of the routine permitting process. The review includes ensuring proposed water features have a water circulation component.

- f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

Less Than Significant Impact.

Construction of the eighty-eight residential condominium units is subject to site drainage review and the LID Ordinance. The County's storm drainage conveyance system (MS4) collects residential stormwater discharge that is not absorbed onsite and is required to comply with its National Pollutant Discharge Elimination System (NPDES) permit.

g) Generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality?

Less Than Significant Impact.

The project will be required to comply with the National Pollution Discharge Elimination System ("NPDES") requirements and any future construction of residences will be subject to the County's Low Impact Development to minimize or reduce runoff. These collective measures should prevent violation of applicable storm water permits and negative impacts to surface waters or groundwater quality.

h) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84 and Title 22, Ch. 22.52)?

Less Than Significant Impact.

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

i) Result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance?

Less Than Significant Impact.

Any run-off from the project site will discharged into a public storm drain system. The proposed project is subject to the County's Low-Impact Development Ordinance, adherence to the requirements should prevent any substantial amount of nonpoint sources of pollutants. The project site is not located in the vicinity of a State Water Resources Control Board ("SWRCB")-designated Area of Special Biological Significance identified on the SCRCB website (Source: http://www.waterboards.ca.gov/water_issues/programs/ocean/docs/asbs/asbs_areas/asbs_swqpa_publication03.pdf).

j) Use onsite wastewater treatment systems in areas with known geological limitations (e.g. high groundwater) or in close proximity to surface water (including, but not limited to, streams, lakes, and drainage course)?

No Impact.

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

k) Otherwise substantially degrade water quality?

Less Than Significant Impact.

The proposed development of residential condominium units will not substantially degrade water quality. The proposed project will be connected to the existing public water and sewer systems.

- l) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, or within a floodway or floodplain?

No Impact.

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

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

No Impact.

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

- n) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

No Impact.

The project site is not located within a 100-year flood hazard area as mapped by a Federal Emergency Management Agency (“FEMA”) Flood Insurance Rate Map (“FIRM”). The project site is not located within a dam inundation area, as identified by the Los Angeles County CEO/ITS Emergency Management Systems.

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

No Impact.

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

11. LAND USE AND PLANNING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) **Physically divide an established community?**
Less Than Significant Impact.

The proposed project entails a subdivision to develop eighty-eight residential condominium units. The project site is a vacant lot, with existing single-family residences to the south and commercial development to the north. A public school is to the east and oilfields to the west. The proposed project would not physically divide an established community as it will conform to the existing street grid and development pattern for the area, and is on the outskirts of the residential neighborhood located to the south, which it abuts.

b) **Be inconsistent with the applicable County plans for the subject property including, but not limited to, the General Plan, specific plans, local coastal plans, area plans, and community/neighborhood plans?**
No Impact.

The project site is subject to the policy and regulation of the 2035 General Plan. The land use designation for the property is CG (General Commercial). The General Plan allows residential uses within the CG land use designation at a density of 0-50 du/net acre. Based on an area of 1.7 net acres, the maximum number of units allowed would be eighty-eight. The proposed eighty-eight unit residential condominium units is consistent with the CG land use category of the General Plan.

c) **Be inconsistent with the County zoning ordinance as applicable to the subject property?**
Less Than Significant Impact.

The project site is zoned C-1 (Restricted Business Zone). Residential condominium projects are allowed in zone C-1 with a Conditional Use Permit (CUP). A CUP was filed to permit residential development on the parcel in conjunction with the subdivision request.

d) **Conflict with Hillside Management criteria, Significant Ecological Areas conformance criteria, or other applicable land use criteria?**
Less Than Significant Impact.

The project site contains slopes of 25% or greater and therefore subject to the Hillside Management Ordinance. The Ordinance requires a CUP for development, 25% of improved open space and the implementation of design measures outlined from the Ordinance into the project design. The proposed project includes a Hillside Management CUP and will include 25% of open space, including pedestrian paseos, a pool area, and common area for residents of the condominium. The Hillside Management Ordinance outlines five design measures (Site Planning, Grading and Facilities, Road Circulation, Building Design, and Landscaping. While no set number of measures is required, one from each category is preferred. The proposed project incorporates two from Site Planning, seven from Grading and Facilities, one from Road Circulation,

four from building design, and eight from landscaping. The proposed project is therefore consistent with the policy and regulation of the Hillside Management Ordinance. The project site is not located within a Significant Ecological Area.

12. MINERAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact.

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

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact.

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

13. NOISE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project result in:

a) Exposure of persons to, or generation of, noise levels in excess of standards established in the County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact with Mitigation Incorporated.

The project entails the subdivision, construction, and operation of one multi-family lot developed with 88 attached single-family residential condominium units. The project would not result in a substantial permanent increase in ambient noise in the project vicinity above levels existing without the project. Any noise generated by the proposed project would be similar to ambient noise levels in the area, which is developed with single-family residences. New stationary sources of noise, such as mechanical HVAC equipment, would be installed for the proposed uses. This equipment would be required to comply with County Code Section 12.08.530, which prohibits operation of any air conditioning or refrigeration so that its noise exceeds 55 dBA at any neighboring property.

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

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

The applicant has agreed, where feasible, to use employ the following:

- Staging and delivery areas shall be located as far as feasible from existing residences and the Windsor Hills Elementary School grounds.
- To the extent feasible, deliveries shall be staged to occur from mid-morning to mid-afternoon, to take

advantage of times when residential zones are less susceptible to annoyance from outside noise. Deliveries shall be coordinated by the construction contractor to reduce the potential of trucks waiting to unload for protracted periods of time.

- All construction equipment shall be equipped with the manufacturers’ recommended noise muffling devices, such as mufflers and engine covers. These devices shall be kept in good working condition throughout the construction process.
- To the extent feasible, hydraulic equipment instead of pneumatic impact tools and electric powered equipment instead of diesel powered equipment shall be used for exterior construction work.
- Maintaining equipment in an idling mode shall be minimized. All equipment not in use longer than five minutes shall be turned off.
- For smaller equipment (such as, air-compressors and small pumps), line-powered (electric) equipment shall be used to the extent feasible.
- If construction of pilings is required for structural building support, they shall either be drilled and cast-in-place or sonically driven.
- Prior to the commencement of any grading or excavation operations, a construction noise barrier shall be erected between the construction site and the nearest homes to the south of the project site.
- Any semi-stationary piece of equipment that operates under full power for more than sixty (60) minutes per day shall have a temporary 3/4-inch plywood screen if there is a direct line-of-sight to any residential bedroom window from the equipment to homes along the southern site perimeter.

Mitigation Measure

***MM-13.1: Acoustical Analysis.** Submit an acoustical analysis by a certified acoustical engineer to include analysis of mobile and point sources and their impact on the proposed project and neighbors, sensitive receptors (i.e., schools) and risk populations (i.e., the elderly, people with chronic health issues, etc...) to determine whether additional noise-suppression methods are required.*

Project design features include dual-paned windows for outside noise attenuation and HVAC equipment being shielded and located in a visually obscure.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? Less Than Significant Impact.

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

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

Less Than Significant Impact.

The proposed project is a request to construct 88 attached single-family residence condominium units in the midst of a single-family residential community. Condominium development is not a substantial noise-producing land use. Noise from the project site would be effectively impeded by planned perimeter walls, landscaping and by the building itself. The project proposes to house vehicles within the enclosed subterranean garage. Therefore, the project would not result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. Therefore, impacts would be less than significant.

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

Less Than Significant Impact With Mitigation Incorporated.

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

Mitigation Measures

MM-13.2: Construction Activities. *Construction activities shall not be permitted on any national holiday or on any Sunday. All construction equipment shall use properly operating mufflers. Any powered equipment or powered hand tool that produces a maximum noise level exceeding 75 dBA at a distance of 50 feet from said source shall be prohibited unless a means exists to reduce such noise below 75 dBA. The use of a temporary noise barrier during construction is considered a reasonable and feasible measure, as described below, if the 75 dBA Noise Ordinance requirement cannot be achieved by other means.*

A temporary noise barrier shall be installed along the southern site boundary when heavy equipment is being used within 160 feet of said boundary. The barrier height shall be 10 feet above grade. If sound blankets are installed on a support framework, the edges shall overlap sufficiently to cover any gaps, and the areal density of the framework and fabric shall be at least 3.5 pounds per square foot to provide adequate stiffness to the array.

MM-13.3: Additional Construction Noise Controls. *For all mobile construction equipment operating within 250 feet of adjacent residential receptors, and for all stationary construction equipment operating on the project site, additional noise attenuation techniques shall be employed to ensure that noise remains within levels allowed by the County of Los Angeles noise restrictions. Prior to issuance of grading permits, the Applicant shall submit a mitigation plan prepared by a qualified engineer or other acoustical expert for review and approval by the departments of Regional Planning and Public Health that*

identifies noise control measures that achieve a minimum 20 dBA reduction in construction-related noise levels. The mitigation plan may include use of vibratory pile drivers or other pile driving noise controls, sound curtains, engineered equipment controls, or other methods. Noise control requirements shall be noted on project construction drawings and verified by the Building and Safety Division during standard inspection procedures.

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

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No Impact.

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

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

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

No Impact.

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

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

14. POPULATION AND HOUSING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The proposed project would not induce substantial population growth in the area. 88 new residential units are proposed and such growth is well within the population projections of the area within the Southern California Association of Governments (“SCAG”) Regional Transportation Plan and is consistent with the prescribed density of the General Commercial land use category of the County of Los Angeles General Plan. In addition, the project site is located in an urbanized area and would not require the extension of roads or utility infrastructure.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact.

The project would not displace existing housing, including affordable housing, necessitating the construction of replacement housing elsewhere. The site is currently vacant, and the applicant proposes to construct 88 attached single-family residential condominium units.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact.

The project site is vacant and would not displace substantial numbers of people necessitating the construction of replacement housing elsewhere.

d) Cumulatively exceed official regional or local population projections?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The project would not exceed official regional or local population projections. The proposed 88 residential units will not exceed this projection. The project is consistent with the density permitted by the County wide Land Use Plan for General Commercial areas. The creation of 88 additional housing units should not alter the growth rate of the population beyond that projected in the County General Plan or result in a substantial increase in demand for additional housing or create a development that significantly reduces the ability of the county to meet housing objectives set forth in the General Plan's Housing Element. Such growth is well within the population projections of the area within the Southern California Association of Governments ("SCAG") Regional Transportation Plan and those of the General Plan Housing Element.

15. PUBLIC SERVICES

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

Fire protection?
Less Than Significant Impact.

The Los Angeles County Fire Department has reviewed the proposed project and cleared it for public hearing. The nearest Los Angeles County Fire Station (#58) is located approximately 0.64 mile to the south. The project site is not within any High or Moderate Fire Hazard Severity Zone or a State Responsibility Area.

Sheriff protection?
Less Than Significant Impact.

The project would not create capacity or service level problems or result in substantial adverse physical impacts. The project site is approximately 6.9 miles northeast of the Marina Del Rey Sheriff's Station. The proposed project will add new permanent residents to the project site but not enough to substantially reduce service ratios.

Schools?
Less Than Significant Impact.

The project site is within the Los Angeles Unified School District. The project would create an additional 88 residential units, which would increase the school-age population to some extent. The applicant would be required to pay development impact fees to the local school districts prior to final map approval, which would result in a less-than-significant impact to school facilities.

Parks?
Less Than Significant Impact.

Project residents would be expected to use existing neighborhood and regional parks, but such use is not expected to result in substantial physical deterioration of those facilities. The project includes open space and a private recreational use area to serve on-site residents—not for public use. The project has a park land obligation and/or in-lieu fees, per Los Angeles County Code Section 21.28.140. The park obligation for this project will be met by the payment an in-lieu fee by the applicant to the Department of Parks and Recreation prior to Final Map approval. The nearest public park is Rueben Ingold Parkway, which is approximately 0.17 mile to the northeast of the project site. The Kenneth Hahn State Recreation Area and the city of Los Angeles' Norman O. Houston Park are with less than ½ mile of the project site.

Libraries?

Less Than Significant Impact.

The proposed project will generate 88 attached single-family residence condominium units, and thus increase the population. The developer would be required to pay a library mitigation fee, per Section 22.72.030 of the County Code.

Other public facilities?

Less Than Significant Impact.

As described above the project would not generate a significant increase in the need for public services and public facilities. The project site is not in an area known to have an inadequate public water supply to meet domestic needs and the project does not propose any water wells. The project would not create problems with providing utility services, such as electricity, gas or propane. There are no known service problems in the area (e.g., solid waste). The project would not result in substantial adverse physical impacts associated with the provision of 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 public services or facilities (e.g., fire protection, police protection, schools, parks, or roads). The project is not perceived to create capacity or service level problems or result in substantial adverse physical impacts for any other public facility.

16. RECREATION

- | | <i>Potentially
Significant
Impact</i> | <i>Less Than
Significant
Impact with
Mitigation
Incorporated</i> | <i>Less Than
Significant
Impact</i> | <i>No
Impact</i> |
|--|---|--|---|--------------------------|
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Less Than Significant Impact.

Project residents would be expected to use existing neighborhood and regional parks, but such use is not expected to result in substantial physical deterioration of those facilities. The project includes open space and private recreational use areas to serve on-site residents—not for public use. The project has a park land obligation or in-lieu fee, per Los Angeles County Code Section 21.28.140. The park obligation for this project will be met by the payment of an in-lieu fee by the applicant to the Department of Parks and Recreation prior to Final Map approval. The nearest public park is Rueben Ingold Parkway, which is approximately 0.17 mile to the northeast of the project site. The Kenneth Hahn State Recreation Area and the city of Los Angeles’ Norman O. Houston Park are with less than ½ mile of the project site.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Does the project include neighborhood and regional parks or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Less Than Significant Impact.

The project does include open space and a recreational use area to serve on-site residents. The facility would not be open to the general public. The 88 dwelling units that would be created by the project are not enough to require the construction of significant new recreational facilities in the area.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Would the project interfere with regional open space connectivity? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Less Than Significant Impact.

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

17. TRANSPORTATION/TRAFFIC

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

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

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

	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

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

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact.

The project will not encroach into air traffic patterns.

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

Less Than Significant Impact.

The project does not entail creating sharp curves or dangerous intersections or incompatible uses. A component of the project request is to authorize the construction and maintenance of a building that is taller than the structures within the immediate area. Authorization of the request could affect the shadows on adjacent properties and neighborhood aesthetics.

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

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

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?
Less Than Significant Impact.

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

The proposed project is consistent with the County's Healthy Design Ordinance, as there is at least one five-foot-wide pedestrian pathway into and through the site.

According to the Los Angeles County 2012 Bicycle Master Plan, there is a proposed class II bike path along Overhill Drive, immediately adjacent to the project site. The proposed project would not interfere with any designated bikeways, pedestrian, or transit facilities. The proposed project will not result in any changes to lane or street configuration of La Brea Avenue or Overhill Drive, or to existing sidewalks that could affect performance or safety of alternative transportation facilities. Therefore, the project impact would be less than significant.

18. UTILITIES AND SERVICE SYSTEMS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Exceed wastewater treatment requirements of either the Los Angeles or Lahontan Regional Water Quality Control Boards?

Less Than Significant Impact.

The subdivision, development and construction, maintenance and operation of 88 attached single-family residence condominiums units is not expected to exceed treatment requirements of the Los Angeles Regional Water Quality Control Board. All public wastewater disposal (sewer) systems are required to obtain and operate under the terms of an NPDES (National Pollution Discharge Elimination System) permit, which is issued by the local Regional Water Quality Control Board (RWQCB). Because all municipal wastewater treatment facilities are required to obtain NPDES permits from the RWQCB, any project which would connect to such a system would be required to comply with the same standards imposed by the NPDES permit. As such, these connections would ensure the project’s compliance with all applicable regulations.

b) Create water or wastewater system capacity problems, or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Less Than Significant Impact.

A sewer area study has been approved and it determined that implementation of the project would not result in capacity problems and can accept additional wastewater. The project would not require the construction and of new service delivery facilities other than those to be constructed on site as part of the project. Sewage increase due to the proposed project would be less than significant and further capacity analysis of wastewater reclamation plants is not necessary.

c) Create drainage system capacity problems, or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Less Than Significant Impact.

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

d) Have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources, considering existing and projected water demands from other land uses?

Less Than Significant Impact.

The project has provided a “will serve” letter from the local public water purveyor Cal American Water Company), which indicates that the purveyor has sufficient supply and capacity to serve the proposed project.

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

Less Than Significant Impact.

The subdivision, development and construction, maintenance and operation of 56 detached, single-family residence condominium units will not significantly impact the availability of adequate energy supplies and should not create energy utility capacity problems or result in the construction of new energy facilities or expansion of existing facilities. In addition, any future construction will be subject to the Cal Green building standards, which is required to provide energy saving measures to further reduce the amount of energy consumed by the proposed project. Will-serve letters from California American Water, Southern California Edison and the Southern California Gas Company have been obtained indicating the capacity to serve the project site.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs?

Less Than Significant Impact.

Development at the proposed density at this location is planned for under the existing Los Angeles County Department of Public Works’ Regional Waste Management Plan. The proposed project should not significantly impact solid waste disposal capacity.

g) Comply with federal, state, and local statutes and regulations related to solid waste?

Less Than Significant Impact.

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

19. MANDATORY FINDINGS OF SIGNIFICANCE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Less Than Significant Impact With Mitigation Incorporated.

The project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. As analyzed in the Initial Study sections above, the proposed project will have no impact or less than significant impact in all these areas upon implementation of appropriate mitigation measures.

b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

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

c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact With Mitigation Incorporated.

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

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

Less Than Significant Impact With Mitigation Incorporated.

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