2.0 EXECUTIVE SUMMARY

The purpose of the executive summary is to provide a clear and simple description of the project and its potential environmental impacts. Section 15123 of the *California Environmental Quality Act (CEQA) Guidelines*[1] requires the executive summary to identify each significant effect with proposed mitigation measure(s) and alternatives that would minimize or avoid that effect. The summary is also required to identify areas of controversy known to the Lead Agency, including issues raised by agencies and the public, and issues to be resolved, including the choice among alternatives and whether or how to mitigate the significant effects.

2.1 PROJECT DESCRIPTION

This EIR has been prepared to examine the potential environmental impacts of the updates to the City's Southwest Valley Community Plans (the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan, the Encino-Tarzana Community Plan, and the Reseda-West Van Nuys-Lake Balboa Community Plan). The following is a summary of the full project description, which can be found in **Section 3.0, Project Description**.

Southwest Valley Community Plans

There are 34 Community Plans and two special district plans (LAX and Port of LA) that make up the Land Use Element of the City of Los Angeles's *General Plan*. The Southwest Valley Community Plans Update includes the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan, the Encino-Tarzana Community Plan, and the Reseda-West Van Nuys-Lake Balboa Community Plan (hereinafter, collectively referred to as the "Southwest Valley Community Plans," "Southwest Valley Plans", or "Proposed Plans"), located in the southwest San Fernando Valley subregion of the City of Los Angeles. The Southwest Valley Community Plans Update will require: (i) amending the text of the Proposed Plans, including the goals, policies, and programs; (ii) amending the designations on the *General Plan* Land Use Maps for the Community Plan Areas (CPAs), which express a range of development intensities, distribution of land uses, and provide zoning consistency tables; (iii) adopting and implementing zoning ordinances, including adopting zone changes to amend the Zoning Map, as well as amendments to the City's zoning regulations; and (iv) any other necessary and related actions to implement the Proposed Plans' amendments, including adopting amendments to other elements of the City's *General Plan* (e.g., the Framework or Mobility Elements) to ensure consistency, or adopting other land use related ordinances.

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1 *State CEQA Guidelines*, Section 15123: Summary. Available online at: https://www.califaep.org/docs/CEQA_Handbook_2026_final.pdf, accessed on August 17, 2026.

A Community Plan, as a portion of the Land Use Element of the *General Plan*, is a vision statement for the City's desired growth and development of a particular area of the city. As a very general matter, that vision is implemented through zoning ordinances that specifically regulate allowed land uses and standards for development and design for properties throughout the Community Plan's area. In the case of the Proposed Plans, the City will use the "New Zoning Code" established in Chapter 1A of the Los Angeles Municipal Code (LAMC), discussed further below.

The Proposed Plans include adopting changes to re-designate property in the Canoga Park-Winnetka-Woodland Hills-West Hills, Encino-Tarzana, and the Reseda-West Van Nuys-Lake Balboa CPAs using the zone classifications in Chapter 1A of the LAMC, as well as the other required actions to update the Proposed Plans.

The Canoga Park-Winnetka-Woodland Hills-West Hills CPA is approximately 17,906 acres and shares a common boundary along Corbin Avenue with the current Reseda-West Van Nuys CPA and the Encino-Tarzana CPA. The Encino-Tarzana CPA is approximately 13,007 acres and shares a common boundary along Oxnard Street with the current Reseda-West Van Nuys CPA, which is approximately 7,765 acres. The proposed Southwest Valley Community Plans are bordered by Roscoe Boulevard to the north, Sepulveda Boulevard to the northeast, Interstate-405 to the east, and the Santa Monica Mountains to the south. The southwestern and western borders of the Southwest Valley Community Plans align with the city limits of Los Angeles, with the City of Calabasas and City of Hidden Hills to the southwest, and Simi Hills, Ventura County, and unincorporated Los Angeles County to the west. Together, the Southwest Valley Community Plans comprise approximately 61 square miles.

2.2 PROJECT OBJECTIVES

In accordance with CEQA Guidelines Section 15124, the specific project objectives identified below support the underlying purpose of the Proposed Plans, assist the City as Lead Agency in developing a reasonable range of alternatives to evaluate in this EIR, and will ultimately aid the decision maker in preparing findings and overriding considerations, if necessary.

The primary and secondary objectives of the Proposed Plans are the following:

The Primary Objectives of the Proposed Plans are to:

- Accommodate projected population, housing, and employment growth forecasted through the planning horizon year of 2050 consistent with the policies of the City of Los Angeles General Plan Framework Element~~;~~

- Strengthen connections between land use and transportation in a manner that is consistent with the City's General Plan, including the Framework Element, the Mobility Plan 2035, the Housing Element, and the Plan for a Healthy Los Angeles, and various sustainability policies;
- Bolster the City's goals, policies, objectives and programs that reduce greenhouse gas emissions and promote climate resiliency;
- Address the housing needs for all income levels and minimize displacement of existing residents by increasing the availability of affordable housing and the variety of housing options within the Plan Areas;
- Encourage mixed-use and equitable transit-oriented development at key locations;
- Preserve appropriate industrial districts and improve their function and visual character through new zoning regulations for improved street frontage, screening, and quality building design;
- Enhance commercial areas through zoning regulations for improved street frontage and pedestrian-oriented design standards and by promoting a diversity of uses;
- Direct growth away from low-density neighborhoods, including hillside areas.

The Secondary Objectives of the Proposed Plans are to:

- Update existing zoning and land use designations to reflect on the ground uses;
- Encourage and promote a variety of mobility options, including walkable streets;
- Develop new standards that create a cohesive design with the surrounding built environment;
- Implement the New Zoning Code Districts and rules as applicable to this geography, through the adoption of the Southwest Valley Community Plans Update;
- Preserve existing and expand open space in the Southwest Valley CPAs and increase access to open space by incorporating active frontages, building breaks, and outdoor amenity space where appropriate;
- Support public infrastructure improvements consistent with other City department and public agencies;
- Protect identified eligible historic resources through new zoning regulations.

2.3 SOUTHWEST VALLEY COMMUNITY PLANS REASONABLY ANTICIPATED DEVELOPMENT

Reasonably anticipated development that is expected to occur through 2050 as a result of the Proposed Plans is shown in **Table 2.0-1, 2050 Reasonably Anticipated Development of the Southwest Valley Community Plans Compared to SCAG Forecast**. The Southwest Valley Community Plans would increase reasonably expected housing, population, and employment compared to SCAG forecasts.

Reasonably anticipated development for the Southwest Valley CPAs was determined based on the acreage of land use designations and allowable densities and intensities of each zone within a given land use designation; its anticipated levels of development during the life of the Proposed Plans; and development constraints, such as topography, land acquisition and construction costs, and historic preservation regulations. The development anticipated under the Southwest Valley Community Plans would accommodate SCAG's 2050 population, housing, and employment projections. Reasonably anticipated development and reasonably expected housing, population, and employment growth are further discussed in **Section 4.13**, **Population and Housing.**

Table 2.0-1
2050 Reasonably Anticipated Development of the Southwest Valley Community Plans Compared to SCAG Forecast

	2024 Baseline	2050 No Project	2050 Proposed Plans	2050 SCAG Forecast
Dwelling Units	150,177	213,047	265,459	177,629
Population	394,629	509,887	636,288	425,595
Employment	185,659	211,937	270,824	234,461

Source: City of Los Angeles Travel Demand Forecasting Model, SCAG 2024 RTP/SCS
*Note: See **Appendix B Methodology** for further discussion of reasonably anticipated development.*

2.4 AREAS OF KNOWN CONTROVERSY

Potential areas of controversy and issues to be resolved by the City's decision-makers may include those environmental issue areas where the potential for an unavoidable and significant impact has been identified. Based on the NOP comment letters (provided in **Appendix A, NOP and Comment Letters,** of this Draft EIR), issues known to be of concern in the community and therefore, potential areas of controversy, include potential impacts to traffic, aviation, noise, biological resources, tribal resources, and incompatible land uses.

2.5 ISSUES TO BE RESOLVED

The *State CEQA Guidelines* require an EIR to present issues to be resolved by the Lead Agency. These issues include the choice between alternatives and whether or how to mitigate potentially significant impacts. The major issues to be resolved by the City of Los Angeles, as the Lead Agency for the project, include the following:

- Whether the recommended mitigation measures should be adopted or modified;
- Whether additional mitigation measures need to be applied to the project; and
- Whether the project or an alternative should be approved.

The primary issue to be resolved through the planning and environmental review process for the Proposed Plans is whether the City should adopt the updated Southwest Valley Community Plans to replace the existing Community Plans. Options include adopting the Proposed Plans or some variation of it (such as one of the alternatives considered in this EIR) or continuing to have the existing Community Plans and zoning code guide development in the Southwest Valley CPAs.

2.6 ALTERNATIVES TO THE PROJECT

As required by Section 15126.6 of the *CEQA Guidelines*, a range of reasonable alternatives to the Proposed Plans that would attain most of the basic project objectives but would avoid or substantially lessen any of its significant environmental effects must be examined. Alternatives aim to identify and disclose ways to mitigate or avoid significant environmental effects that may result from the Proposed Project. Impacts found to be significant and unavoidable in **Section 4.0, Environmental Analysis**, include the exceedance of criteria air pollutant emission standards including construction related volatile organic compound (VOC), nitrogen oxide (Nox), carbon monoxide (CO), fine particulate matter (PM10), and respirable particulate matter (PM 2.5) emissions, operation-related VOC, Nox, CO, PM10, and PM 2.5 emissions, and distribution and warehouse operation related toxic air contaminants (TAC) impacts, the possible loss of historical resources, temporary construction-related noise and construction-related vibration impacts, deterioration of existing parks and other recreation facilities, traffic safety impacts related to highway off-ramp queuing, and impacts from exposure to wildfire and post-fire landslide and flooding risk. Impacts found to be potentially significant but able to be reduced to less than significant with the imposition of proposed mitigation measures include impacts to sensitive receptors from construction-related activities; impacts to candidate, sensitive, or special status species; impacts to archaeological resources and paleontological resources from construction-related activities; transport of, release of, emission of, and development of a site with hazardous materials; and tribal cultural resources.

The alternatives considered are summarized below. Project alternatives are further discussed in **Section 5.0**, **Alternatives**.

Alternative 1 – No Project Alternative

The No Project Alternative assumes the continued implementation of the existing 1998 Encino-Tarzana Community Plan, the existing 1999 Reseda-West Van Nuys Community Plan, and the existing 1999 Canoga Park-Winnetka-Woodland Hills-West Hills Community Plans. Under this alternative, the current Community Plans would continue to apply, and existing plans and policies, including the existing zoning, would continue to accommodate development in accordance with existing General Plan Land Use designations. Density, Floor Area Ratio (FAR), and height bonuses accessible under the State's Density Bonus Law and the local Citywide Housing Incentive Program (CHIP) would continue to be available to parcels currently eligible for these programs in the Plan Areas. Similarly, FAR, density, and height above what is allowed through the base zoning accessible through the program established by Senate Bill (SB) 79 would continue to be available to eligible parcels within specified distances of TOD stops in the Plan Areas. This alternative would assume that the Proposed Plans, and the new zoning and land use designations included therein, are not adopted for the Southwest Valley CPAs.

Alternative 2 – Exclude Select Single Family Rezoning Alternative

Alternative 2 would not include the Proposed Plans' rezoning of existing single-family zoned residential areas, which include alley-loaded lots located on major corridors, and lots in proximity to transit. In comparison to the Proposed Plans, Alternative 2 would apply land use designations (Very Low Residential and Low Residential) that are comparable to the existing land use designations (Very Low I Residential, Very Low II Residential, Low I Residential, and Low II Residential) along these residential corridors. This alternative would apply zoning districts with allowable FAR ranging from 0.35:1 to 0.47:1 (depending on the size of the lot), a maximum height of 33 feet, and a density of one unit per lot in lieu of the Proposed Plans' proposed Low Neighborhood Residential and Low Medium Residential land use designations, which correspond to FAR ranging from 0.45:1 to 2.0:1, a maximum height of 33 to 36 feet or up to three stories, and density allowing up to four units per lot or one unit per 1,500 square feet of lot area. This alternative would not include the introduction of small-scale commercial uses limited to 2,000 square feet in these select residential areas. FAR, density, and height above what is allowed through the base zoning accessible through the program established by SB 79 would continue to be available to existing single-family zoned parcels within specified distances of TOD stops in the Plan Areas. Alternative 2 reduces the expected development of existing single-family zoned areas not eligible for SB 79. This alternative reduces the reasonably anticipated development compared to the Proposed Plans, specifically in areas that include alley-loaded single-family-zoned corridors, such as Victory Blvd., Vanowen St., Sherman Way, Saticoy St.,

Roscoe Blvd, Fallbrook Ave., Shoup Ave., Lindley Ave., White Oak Ave., and Louise Ave.; and select residential areas in proximity to transit. For example, Alternative 2 would not rezone the existing single-family zoned lots along corridors such as Lindley Ave., White Oak Ave., Louise Ave., Roscoe Blvd., and Saticoy St., as demonstrated in **Figure 5.0-1, Low Neighborhood Residential GPLU along Lindley, White Oak, and Louise Avenues in Reseda and Lake Balboa**. As previously noted, Alternative 2 would not rezone the existing single-family zoned lots in proximity to Metro G Line Stations, designated as Low Residential, as shown in **Figure 5.0-2,** which shows the Sherman Way Metro G Line station area.

Alternative 3 – Proposed Project and Proposed Mobility Network Changes Alternative

This alternative assumes the adoption of the Proposed Project in conjunction with changes to select Enhanced Networks included in the Mobility Element (Mobility Plan 2035) of the City of Los Angeles General Plan. This alternative contains the same land use and zoning recommendations as the Proposed Plans but also includes changes to the Enhanced Networks aimed at improving connectivity between networks and reducing existing conflicting or duplicative designations, whereas the Proposed Plans do not include any proposed changes to the Mobility Element's Enhanced Networks. In 2024, Los Angeles City voters approved The Healthy Streets L.A. (HLA) ballot measure, which mandates that the City install its Mobility Plan 2035 Enhanced Mobility Network, when implementing qualifying street improvements. Alternative 3 includes additions to these Network Enhancements which would implement the City's Mobility Plan 2035 to a greater degree than the Proposed Plans. This alternative was included because it was anticipated to potentially result in the substantial reduction of the significant project impacts, possibly related to air quality and criteria pollutants. Other impact categories, although not found to be significant, would also be incrementally reduced including greenhouse gases, and total vehicle miles traveled (VMT). It was concluded that Alternative 3 would result in slightly lower greenhouse gas emissions per capita in comparison to the Proposed Plans. Implementing these infrastructure improvements across the Southwest Valley to reflect the Mobility Plan's network enhancements is a public investment and also requires significant funding, which agencies and departments outside of City Planning would have to finance. That being said, Alternative 3 was identified because it provides decisionmakers discretion to implement HLA as it relates to expanding the Enhanced Networks in the CPAs either incrementally over the course of time with the Proposed Plan, or mandated in the CPAs via Alternative 3.

The types of Enhanced Networks include:

- Neighborhood Enhanced Network (NEN), which consist of local streets that benefit from pedestrian and bicycle related safety enhancements including shared lane sharrow markings to mini-roundabouts (see **Figure 5.0-3**);

- Bicycle Lane Network (BLN), which consist of specific bicycle facilities and improvements, such as striped bike lanes (see **Figure 5.0-4**); and

- Bicycle Enhanced Network (BEN), which consist of improvements such as physically-protected bike lanes and off-street bicycle facilities (see **Figure 5.0-5**).

2.7 ENVIRONMENTALLY SUPERIOR ALTERNATIVE

CEQA requires identification of the environmentally superior alternative among the options studied. In general, the environmentally superior alternative is the alternative that would be expected to generate the fewest adverse impacts. Based on the ability to reduce environmental impacts, specifically a lower total daily VMT, and meet project objectives, the Proposed Plans with Changes to the Mobility Network Alternative (Alternative 3) is the Environmentally Superior Alternative for the respective CPAs.

2.8 SUMMARY OF PROJECT IMPACTS

A summary of the environmental impacts associated with the Proposed Plans is included in **Table 2.0-2**. If necessary, mitigation measures are included to avoid or decrease the severity of significant impacts. As noted throughout this EIR, where applicable, Environmental Protection Measures (EPM/EPMs) contained within the City of Los Angeles' Environmental Protection Measures Handbook have been incorporated into the Project to mitigate potential impacts. EPMs have an applicability threshold and a standard and many also have best management practices that are applied to all discretionary projects, as well as notices for ministerial projects. The corresponding EPM is noted within the mitigation measure. The level of significance before and after mitigation measures are also identified in **Table 2.0-2, Summary of Proposed Project Impacts, Mitigation Measures, and Residual Impacts.**

Table 2.0-2
Summary of Proposed Project Impacts, Mitigation Measures, and Residual Impacts

Impact Category and Checklist Threshold	Mitigation Measures	Residual Impact
AESTHETICS		
Impact 4.1-1: Would implementation of the Proposed Plans have a substantial adverse effect on a scenic vista?	No mitigation measures are required.	Less than significant.
Impact 4.1-2: Would the Proposed Plans substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	No mitigation measures are required.	No Impact.
Impact 4.1-3: If the Proposed Plans are in an urbanized area, would the Proposed Plans conflict with applicable zoning and other regulations governing scenic quality, or where it proposes to change the applicable zoning and other regulations governing scenic quality would it degrade the visual character of the CPAs and its surrounding area?	No mitigation measures are required.	Less than significant.
Impact 4.1-4: Would the Proposed Plans create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	No mitigation measures are required.	Less than significant.
AGRICULTURE & FORESTRY RESOURCES		
Impact 4.2-1: Would implementation of the Proposed Plans convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	No mitigation measures are required.	Less than significant.
Impact 4.2-2: Would implementation of the Proposed Plans conflict with existing zoning for agricultural use, or a Williamson Act contract?	No mitigation measures are required.	Less than significant.
Impact 4.2-3: Would implementation of the Proposed Plans conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)) or timberland (as defined in Public Resources Code section 4526)?	No mitigation measures are required.	Less than significant.

Impact Category and Checklist Threshold	Mitigation Measures	Residual Impact
Impact 4.2-4: Would implementation of the Proposed Plans result in the loss of forest land or conversion of forest land to non-forest use?	No mitigation measures are required.	Less than significant.
Impact 4.2-5: Would implementation of the Proposed Plans involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	No mitigation measures are required.	Less than significant.
AIR QUALITY		
Impact 4.3-1: Would implementation of the Proposed Plans conflict with or obstruct implementation of the applicable air quality plan?	No mitigation measures are required.	Less than significant.
Impact 4.3-2: Would the Proposed Plans 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?	Upon adoption of the Proposed Plans, project applicants are required to comply with the environmental protection measures (EPMs) provided in Chapter 1A as applicable. The following EPMs and associated best management practices (incorporated herein by reference) are applicable to the Proposed Plans. **MM AQ-1:** Dust Control Compliance with SCAQMD Rule 403 requires that any project whose construction activities involve the use of construction equipment and require a permit from Los Angeles Department of Building and Safety (LADBS) to comply with Rule 403 of the SCAQMD, implement best available dust control measures during Ground Disturbance Activities and active construction operations to negate dust. **MM AQ-2:** Equipment Maintenance ensures that projects whose construction activities involve the use of construction equipment and require a permit from the LADBS maintain construction equipment in good, properly tuned operating condition, as specified by the manufacturer, to minimize exhaust emissions. Documentation demonstrating that the equipment has been maintained in accordance with the manufacturer's specifications shall be maintained per the proof of compliance requirements in Sec. 1.D.6. (Additional Requirements). All construction equipment shall achieve emissions reductions that are no less than what could be achieved by a Tier 3 diesel emissions control strategy for a similarly sized engine as defined by California Air Resources Board regulations. **MM AQ-3**: **Vehicle Idling Limit and Notification Signs** limits vehicle idling during project construction activities to five minutes as set forth in the California Code of Regulations, Title 13, Section 2449 for projects whose construction activities involve the use of construction vehicles and require a permit from LADBS. Signs must be posted in areas where they will be seen by vehicle operators stating idling time limits. **MM AQ-4: Non-Diesel Fueled Electrical Power** requires the use of electricity from power poles rather than temporary gasoline or diesel-powered generators to the extent available and feasible for any project whose construction activities that involve the use of construction equipment and require a permit from LADBS.	Significant and Unavoidable.

Impact Category and Checklist Threshold	Mitigation Measures	Residual Impact
	MM AQ-5: Emissions Standards for Off-Road Construction Equipment Greater than 50 Horsepower requires any project whose construction activities involve the use of construction equipment, require a permit from LADBS, and involve at least 5,000 cubic yards of on-site cut/fill on any given day, meet the U.S. Environmental Protection Agency's (USEPA) Tier 4 emission standards for off-road diesel-powered construction equipment equal to or greater than 50 horsepower during construction. Operators shall maintain records of all off-road equipment associated with Project construction to document that each piece of equipment used meets these emission standards per the proof of compliance requirement in Sec. 1.D.6. (Additional Requirements). In lieu of compliance with this requirement, an air quality study prepared in accordance with the SCAQMD's Air Quality Handbook may be provided by the Applicant or Owner demonstrating that Project construction activities would not exceed the SCAQMD's regional and localized construction thresholds. **MM AQ-6: Use of Low Polluting Fuels** requires that any project whose construction activities involve the use of construction equipment, requires a permit from LADBS, and involves at least 5,000 cubic yards of on-site cut/fill on any given day, that uses construction equipment that is less than 50 horsepower, use low polluting fuels (i.e., compressed natural gas, liquid petroleum gas, and unleaded gasoline). In lieu of compliance with the above requirement, an air quality study prepared in accordance with the SCAQMD's Air Quality Handbook may be provided by the Applicant or Owner demonstrating that Project construction activities would not exceed the SCAQMD's regional and localized construction thresholds. **MM AQ-7: Emission Standards for On-Road Haul Trucks** requires that for projects whose construction activities involve the use of construction equipment, require a permit from LADBS, and involve more than 90 round-trip haul truck trips on any given day for demolition debris and import/export of soil, construction haul truck operators for demolition debris and import/export of soil use trucks that meet the California Air Resources Board's (CARB) 2010 engine emissions standards at 0.01 g/bhp-hr of particulate matter (PM) and 0.20 g/bhp-hr of nitrogen oxides (NOX) emissions. Operators shall maintain records of all trucks associated with Project construction to document that each truck used meets these emission standards per the proof of compliance requirements in Sec. 1.D.6. **MM AQ-8: Routes for On-Road Haul Trucks** requires that for projects whose construction activities involve the use of construction vehicles and require a permit from LADBS, construction contractors shall reroute construction trucks away from congested streets or sensitive uses, as feasible.	
Impact 4.3-3: Would implementation of the Proposed Plans expose sensitive receptors to substantial pollutant concentrations?	Construction: See **MM AQ-1** through **AQ-8** above. **Operations: MM AQ-9:** For applicants for distribution centers in the Southwest Valley CPAs within 1,000 feet of sensitive uses that require discretionary permits and/or would accommodate more than 100 truck trips or 40 TRUs per day, prepare HRAs in accordance with SCAQMD and OEHHA guidance to identify the potential for cancer and non-cancer health risks. If cancer risks exceeding SCAQMD standards are identified, the Applicant shall identify opportunities to reduce emissions and associated risks. Methods may	Construction: Less than significant with mitigation measures MM AQ-1 through AQ-8. Operations: Significant and unavoidable for TAC-related impacts

Impact Category and Checklist Threshold	Mitigation Measures	Residual Impact
	include, but are not limited to, limiting the number of trucks/TRUs accessing the site on a daily basis, locating distribution center entry and exist points as far as possible from sensitive land uses, and routing truck traffic away from sensitive land uses.	associated with distribution centers and warehouse.
Impact 4.3-4: Would implementation of the Proposed Plans result in other emissions (such as those leading to odor) adversely affecting a substantial number of people?	No mitigation measures are required.	Less than significant.
BIOLOGICAL RESOURCES		
Impact 4.4-1: Would implementation of the Proposed Plans 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 CDFW or USFWS?	Upon Proposed Plans adoption, project applicants are required to comply with the environmental protection measures (EPMs) provided in Chapter 1A as applicable. The best management practices listed in the EPM Handbook are not mandated and are to be implemented based on the Applicant's discretion and responsibility. The following EPMs and associated best management practices (incorporated herein by reference) are applicable to the Proposed Plans. **MM BIO-1**: Project Applicants shall comply with the following City of Los Angeles Environmental Protection Measure **BR 3.1**: **Restriction of Ground Disturbance Activity** For all projects for which an active bird nest has been discovered on-site, if any active bird nest is found during a pre-construction nesting bird survey or is discovered inadvertently during earthwork or construction-related activities, a Qualified Biologist shall be retained by the Applicant or Owner to determine an appropriate avoidance buffer which shall be no less than is necessary to protect the nest, eggs and/or fledglings, from damage or disturbance in consideration of the following factors: the bird species, the availability of suitable habitat within the immediate area, the proposed work activity, and existing disturbances associated with surrounding land uses. The buffer shall be demarcated using bright orange construction fencing, flagging, construction lathe, or other means to mark the boundary of the buffer. All construction personnel shall be notified of the buffer zone and shall avoid entering the protected area. No Ground Disturbing Activities or vegetation removal shall occur within this buffer area until the Qualified Biologist has confirmed that breeding/nesting is complete and the young have fledged the nest and/or that the nest is no longer an Active Nest. The Qualified Biologist shall prepare a report prior to the issuance of any building permit detailing the results of the nesting bird survey and subsequent monitoring, which shall be maintained pursuant to the proof of compliance requirements in Sec. 1.D.6. (Additional Requirements) of the City's Zoning Code. **MM BIO-2**: Pursuant to the City of Los Angeles Zoning Code Chapter 1A Environmental Protection Measures Handbook - Section 2. Required Notices, B. Projects Requiring Grading, Excavation, or Building. Prior to issuance of a permit for grading, excavation, or building, Applicants and Owners shall read the following notices: 1. Nesting Bird Notice. Under the federal Migratory Bird Treaty Act, among other prohibitions, it is unlawful to destroy migratory birds or remove bird nests. Under California Fish and Game Code Section 3503, et seq., among other prohibitions, it is unlawful to destroy nests and eggs of any bird.	Less than significant with mitigation.

Impact Category and Checklist Threshold	Mitigation Measures	Residual Impact
Impact 4.4-2: Would implementation of the Proposed Plans have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	No mitigation measures are required.	Less than significant.
Impact 4.4-3: Would implementation of the Proposed Plans have a substantial adverse effect on federally-protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	No mitigation measures are required.	Less than significant.
Impact 4.4-4: Would implementation of the Proposed Plans 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?	No mitigation measures are required.	Less than significant.
Impact 4.4-5: Would implementation of the Proposed Plans conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance?	No mitigation measures are required.	Less than significant.
Impact 4.4-6: Would implementation of the Proposed Plans conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	No mitigation measures are required.	No Impact.
CULTURAL RESOURCES		
Impact 4.5-1: Would implementation of the Proposed Plans cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?	The City has identified multiple processes that can mitigate potential impacts related to historical resources. These include the City's robust review process, the Individual Historic Resource (IHR) review process specific to the Southwest Valley CPAs, documentation of resources in accordance with Historic American Building Survey (HABS), and compliance with CEQA to identify historical resources. Because additional review would be implemented as part of the Proposed Plans, the City finds that requiring even further additional review of projects otherwise undergoing discretionary review would be undesirable due to the delays it could result in for projects. Additionally, as a policy matter, the City finds that it is undesirable to put additional regulations or processes, beyond existing state or local laws, on projects involving historical resources that are designated under the Historic Cultural Monuments (HCM), including ministerial projects. Notwithstanding the above, there remains the potential that even the City's existing policies and procedures would not prevent the demolition or substantial alteration of currently unidentified historical resources	Significant and unavoidable.

Impact Category and Checklist Threshold	Mitigation Measures	Residual Impact
Impact 4.5-2: Would implementation of the Proposed Plans cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5	**MM CR-1**: Project Applicants shall comply with the following City of Los Angeles Environmental Protection Measure **CR1-1**: **Inadvertent Discovery**: For any project that requires a permit for grading or excavation; if a possible archaeological resource is uncovered during earthwork or construction, all work shall cease within a minimum distance of 50 feet from the find until a Qualified Archaeologist has been retained to evaluate the find in accordance with National Register of Historic Places and California Register of Historical Resources criteria. The Qualified Archaeologist may adjust this avoidance area, ensuring appropriate temporary protection measures of the find are taken while also considering ongoing construction needs in the surrounding area. Temporary staking and delineation of the avoidance area shall be installed around the find in order to avoid any disturbance from construction equipment. Ground Disturbance Activities may continue unimpeded on other portions of the site outside the specified radius Any potential archaeological resource or associated materials that are uncovered shall not be moved or collected by anyone other than an Archaeological Monitor or Qualified Archaeologist unless the materials have been determined to be non-unique archaeological resources, as defined in Public Resources Code Section 21083.1(h), by the Qualified Archaeologist. The Qualified Archaeologist shall determine if the resources are unique archeological resources as defined in Public Resources Code Section 21083.2(g). Consistent with Public Resources Code Section 21083.2, the handling, treatment, preservation, and recordation of unique archaeological resources shall occur as follows: The find should be preserved in place or left in an undisturbed state unless the Project would damage the resource. When preserving in place or leaving in an undisturbed state is not possible, excavation and recovery of the find for scientific study should occur unless testing or studies already completed have adequately recovered the scientifically consequential information from and about the resource, and this determination is documented by a Qualified Archaeologist. Ground Disturbance Activities in the area where resource(s) were found may recommence once the identified resources are properly assessed and processed by a Qualified Archaeologist. A report that describes the resource(s) and its disposition, as well as the assessment methodology, shall be prepared by the Qualified Archaeologist according to current professional standards and maintained pursuant to the proof of compliance requirements in Sec. 1.D.6. (Additional Requirements). If appropriate, the report should also contain the Qualified Archaeologist's recommendations for the preservation, conservation, and curation of the resource at a suitable repository, such as the Natural History Museum of Los Angeles County, with which the Applicant or Owner must comply. **MM CR-2**: Pursuant to the City of Los Angeles Zoning Code Chapter 1A Environmental Protection Measures Handbook – Section 2. Required Notices, prior to issuance of a permit for grading or excavation, Applicants and Owners shall read the following notices:	Less than significant with mitigation.

Impact Category and Checklist Threshold	Mitigation Measures	Residual Impact
	Several laws regulate the treatment of archaeological, paleontological, and tribal cultural resources and make it a criminal violation to destroy those resources. These regulations include, but are not limited to: California Penal Code Section 622½ provides the following: "Every person, not the owner thereof, who willfully injures, disfigures, defaces, or destroys any object or thing of archeological or historical interest or value, whether situated on private lands or within any public park or place, is guilty of a misdemeanor. Public Resources Code Section 5097.5(a) provides: "A person shall not knowingly and willfully excavate upon, or remove, destroy, injure, or deface, any historic or prehistoric ruins, burial grounds, archaeological or vertebrate paleontological site, including fossilized footprints, inscriptions made by human agency, rock art, or any other archaeological, paleontological or historical feature, situated on public lands, except with the express permission of the public agency having jurisdiction over the lands." A violation of Section 5097.5 is a misdemeanor subject to a fine up to $10,000 and/or a year in jail, and potential restitution.	
Impact 4.5-3: Would implementation of the Proposed Plans disturb human remains, including those interred outside of dedicated cemeteries?	No mitigation measures are required.	Less than significant.
ENERGY		
Impact 4.6-1: Would implementation of the Proposed Plans result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	No mitigation measures are required.	Less than significant.
Impact 4.6-2: Would implementation of the Proposed Plans result in a conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	No mitigation measures are required.	Less than significant.
GEOLOGY AND SOILS		
Impact 4.7-1: Would implementation of the Proposed Plans directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving the 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 fault?	No mitigation measures are required.	Less than significant.
Impact 4.7-2: Would implementation of the Proposed Plans directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?	No mitigation measures are required.	Less than significant.

Impact Category and Checklist Threshold	Mitigation Measures	Residual Impact
Impact 4.7-3: Would implementation of the Proposed Plans directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction and/or landslides?	No mitigation measures are required.	Less than significant.
Impact 4.7-4: Would implementation of the Proposed Plans result in substantial soil erosion or the loss of topsoil?	No mitigation measures are required.	Less than significant.
Impact 4.7-5: Would implementation of the Proposed Plans 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, or collapse?	No mitigation measures are required.	Less than significant.
Impact 4.7-6: Would implementation of the Proposed Plans be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	No mitigation measures are required.	Less than significant.
Impact 4.7-7: Would implementation of the Proposed Plans have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	No mitigation measures are required.	No impact.
Impact 4.7-8: Would implementation of the Proposed Plans directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	Upon Proposed Plans adoption, project applicants are required to comply with the environmental protection measures (EPMs) provided in Chapter 1A as applicable. The best management practices listed in the EPM Handbook are not mandated and are to be implemented based on the Applicant's discretion and responsibility. The following EPMs and associated best management practices (incorporated herein by reference) are applicable to the Proposed Plans. **MM GEO-1**: Project Applicants shall comply with the following City of Los Angeles Environmental Protection Measure (EPM) **CR3-1**: **Inadvertent Discovery:** For any project that requires a permit for grading or excavation, if a probable paleontological resource is uncovered during earthwork or construction, all work shall cease within a minimum distance of 50 feet from the find until a Qualified Paleontologist has been retained to evaluate the find in accordance with the Society of Vertebrate Paleontology's Standard Procedures for the Assessment and Mitigation of Adverse Impacts to Paleontological Resources. Temporary flagging shall be installed around the find in order to avoid any disturbance from construction equipment. Any paleontological materials that are uncovered shall not be moved or collected by anyone other than a Qualified Paleontologist or his/her designated representative such as a Paleontological Monitor. If cleared by the Qualified Paleontologist, Ground Disturbance Activities may continue unimpeded on other portions of the site. The found deposit(s) shall be treated in accordance with the Society of Vertebrate Paleontology's Standard Procedures. Ground	Less than significant with mitigation.

Impact Category and Checklist Threshold	Mitigation Measures	Residual Impact
	Disturbance Activities in the area where resource(s) were found may re-commence once the identified resources are properly assessed and processed by a Qualified Paleontologist. A report that describes the resource and its disposition, as well as the assessment methodology, shall be prepared by the Qualified Paleontologist according to current professional standards and maintained pursuant to the proof of compliance requirements in Sec. 1.D.6. (Additional Requirements). If appropriate, the report should also contain the Qualified Paleontologist's recommendations for the preservation, conservation, and curation of the resource at a suitable repository, such as the Natural History Museum of Los Angeles County, with which the Applicant or Owner must comply. **MM GEO-2**: In accordance with the City's Chapter 1A EPM Handbook, for all projects not subject to **MM-GEO-1** that are seeking excavation or grading permits, prior to issuance of a permit for grading or excavation, Applicants and Owners shall read the following notices: Several laws regulate the treatment of archaeological, paleontological, and tribal cultural resources and make it a criminal violation to destroy those resources. These regulations include, but are not limited to: California Penal Code Section 622½ provides the following: "Every person, not the owner thereof, who willfully injures, disfigures, defaces, or destroys any object or thing of archeological or historical interest or value, whether situated on private lands or within any public park or place, is guilty of a misdemeanor. Public Resources Code Section 5097.5(a) provides: "A person shall not knowingly and willfully excavate upon, or remove, destroy, injure, or deface, any historic or prehistoric ruins, burial grounds, archaeological or vertebrate paleontological site, including fossilized footprints, inscriptions made by human agency, rock art, or any other archaeological, paleontological or historical feature, situated on public lands, except with the express permission of the public agency having jurisdiction over the lands." A violation of Section 5097.5 is a misdemeanor subject to a fine up to $10,000 and/or a year in jail, and potential restitution.	
GREENHOUSE GASES		
Impact 4.8-1: Would the Proposed Plans be consistent with AB 32, SB 32, and AB 1279 (through demonstration of conformance with 2022 Scoping Plan), SB 375 (through demonstration of conformance with Connect SoCal 2024 RTP/SCS), the Sustainable City pLAn, GreenLA, Mayor Bass' Climate Action Plan, and relevant components of the City's General Plan?	No mitigation measures are required.	Less than significant.
HAZARDS AND HAZARDOUS MATERIALS		
Impact 4.9-1: Would implementation of the Proposed Plans create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	Upon Proposed Plans adoption, project applicants are required to comply with the EPMs provided in Chapter 1A as applicable. The best management practices listed in the Handbook are not mandated and are to be implemented based on the Applicant's discretion and responsibility. The following EPMs and associated best management practices (incorporated herein by reference) are applicable to the Proposed Plans:	Less than significant with mitigation incorporated.

Impact Category and Checklist Threshold	Mitigation Measures	Residual Impact

MM HAZ-1: Project Applicants shall comply with the following City of Los Angeles Environmental Protection Measure **HM1-1: Unanticipated Hazards**

Any Project that requires a grading, excavation, or building permit from LADBS in the event that suspected Hazardous Materials, contamination, debris, or other features or materials that could present a threat to human health or the environment are discovered during earthwork or construction, such activities shall cease immediately until the affected area is evaluated by a Qualified Environmental Professional. If the Qualified Environmental Professional determines that a hazard exists, a remediation plan shall be developed by the Qualified Environmental Professional in consultation with the appropriate regulatory agency, and the remediation identified shall be completed. Work shall not resume in the affected area until appropriate actions have been implemented in accordance with the remediation plan, to the satisfaction of the regulatory agency.

A report that describes the Hazardous Materials, contamination or debris and its disposition, shall be prepared by the Qualified Environmental Professional, according to current professional standards and maintained pursuant to the proof of compliance requirements in Sec. 1.D.6. (Additional Requirements).

MM HAZ-2: Project Applicants shall comply with the following City of Los Angeles Environmental Protection Measure **HM1-2: Environmental Site Assessment(s)**
Any Project that requires a grading, excavation, or building permit from LADBS and which is:

i. Located on or within 500 feet of a Hazardous Materials site listed in any of the following databases:
   - State Water Resources Control Board GeoTracker (refer to https://geotracker. waterboards.ca.gov);
   - DTSC EnviroStor (refer to https://www.envirostor.dtsc.ca.gov/public);
   - DTSC Hazardous Waste Tracking System (refer to https://hwts.dtsc.ca.gov);
   - LAFD Certified Unified Program Agency (refer to the active, inactive, and historical inventory lists at https://www.lafd.org/fire-prevention/cupa/public-records);
   - Los Angeles County Fire Department Health Hazardous Materials Division (refer to the active and inactive facilities, site mitigation, and California Accidental Release Prevention inventory lists at https://fire.lacounty.gov/public-records-requests)
   - SCAQMD Facility Information Detail (refer to https://xappprod.aqmd.gov/find); or

ii. Located on or within 500 feet of a Hazardous Materials site designated as a Resource Conservation and Recovery Act (RCRA) Small Quantity Generator or Large Quantity Generator (refer to the USEPA Envirofacts database at https://enviro.epa.gov/index.html); or

iii. Located in an Oil Drilling District (O) or located on or within 50 feet of a property identified as having an oil well or an oil field (active or inactive) by

Impact Category and Checklist Threshold	Mitigation Measures	Residual Impact

the California Geologic Energy Management Division (refer to https://www.conservation.ca.gov/calgem/Pages/ WellFinder.aspx); or

iv. Located on land currently or previously designated with an industrial use class or industrial zoning, in whole or in part; or

v. Located on land currently or previously used for a gas station or drycleaning facility.

Or:

i. The Applicant or Owner are aware or have reason to be aware that the Project site was previously used for an industrial use, gas station or dry cleaner.

ii. The site has not been previously remediated to the satisfaction of the relevant regulatory agency/agencies for any contamination associated with the above uses or site conditions.

A Phase I Environmental Site Assessment shall be prepared by a Qualified Environmental Professional in accordance with State standards/guidelines and current professional standards, including the American Society for Testing and Materials' (ASTM) Standard Practice for Environmental Site Assessments, to evaluate whether the site, or the surrounding area, is contaminated with hazardous substances from any past or current land uses, including contamination related to the storage, transport, generation, or disposal of toxic or Hazardous Waste or materials.

MM HAZ-3: Project Applicants shall comply with the following City of Los Angeles Environmental Protection Measure **HM1-3 Environment Sites Assessment(s) for Residential Projects**

Any Housing Development Project that results in the construction of five or more dwelling units, and requires a grading or excavation permit from LADBS; and which is:

i. Located on or within the following buffers as identified by the by the California Geologic Energy Management Division (refer to https://www.conservation.ca.gov/calgem/Pages/ WellFinder.aspx);

- 1,000 feet of a property identified as having an active oil well or an oil field; or
- 200 feet of a property identified as having an idle oil well or field; or
- 100 feet of a property identified as having a plugged oil well or field.

And:

ii. The site has not been previously remediated to the satisfaction of the relevant regulatory agency/agencies for any contamination associated with the above uses or site conditions, or the site was not previously assessed in a Phase I Environmental Site Assessment (ESA) in the prior two years, which found no Recognized Environmental Conditions (REC), or a subsequent Phase II that concluded there are no RECs.

iii. Additionally, sites within 100 feet of an active, idle, or plugged oil well or field shall have a Phase 1 Environmental Site Assessment and/or additional studies reviewed in consultation with the Department of City Planning.

Impact Category and Checklist Threshold	Mitigation Measures	Residual Impact
	After this initial review, the Department of City Planning reserves the right to request a Phase II Environmental Site Assessment, and/or additional studies, for a more extensive review of hazardous substances on the project site. Sites within 100 feet of an idle or plugged oil well shall be required to submit a Soils Management Plan approved by a Qualified Environmental Professional. Sites within 100 feet of an active, idle, or plugged oil well shall also be referred to the appropriate regulatory agency for any applicable review, as determined by the Department of City Planning, prior to issuance of any permit from LADBS. **MM HAZ-4**: Project Applicants shall comply with the following City of Los Angeles Environmental Protection Measure **HM1-4 County Fire Department Oversight** For any Project that generates or handles Hazardous Material(s) and/or Hazardous Waste of quantities at any one time during a year equal to or greater than a volume of 55 gallons, a total weight of 500 pounds, or a total of 200 cubic feet of a compressed gas. Prior to the issuance of a building permit, the Project Applicant and Owner shall report the required operator, site, training, emergency response and contingency information in the California Environmental Reporting System (CERS), in coordination with the Los Angeles County Fire Department Health Hazardous Materials Division. Documentation of all CERS reporting shall be maintained pursuant to the proof of compliance requirements in Sec. 1.D.6. (Additional Requirements).	
Impact 4.9-2: Would implementation of the Proposed Plans create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	See **MM HAZ-1** through **MM HAZ-4**, above.	Less than significant with mitigation.
Impact 4.9-3: Would implementation of the Proposed Plans emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	See **MM HAZ-1, MM HAZ-2,** and **MM HAZ-4,** above.	Less than significant with mitigation.
Impact 4.9-4: Would development under the Proposed Plans be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	See **MM HAZ-1** through **MM HAZ-4**, above.	Less than significant with mitigation.

Impact Category and Checklist Threshold	Mitigation Measures	Residual Impact
Impact 4.9-5: Would development under the Proposed Plans be 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, result in a safety hazard or excessive noise for people residing or working in the Project Area?	No mitigation measures are required.	Less than significant.
I**mpact 4.9-6** Would the Proposed Plans impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	No mitigation measures are required	Less than significant.
HYDROLOGY AND WATER QUALITY		
Impact 4.10-1: Would implementation of the Proposed Plans violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	No mitigation measures are required.	Less than significant.
Impact 4.10-2: Would implementation of the Proposed Plans substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the plans may impede sustainable groundwater management of the basin?	No mitigation measures are required.	Less than significant.
Impact 4.10-3: Would implementation of the Proposed Plans substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would: i) Result in substantial erosion or siltation on-or-off-site? ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-or off-site? iii) 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? iv) Impede or redirect flood flows?	No mitigation measures are required.	Less than significant.
Impact 4.10-4: Would implementation of the Proposed Plans in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	No mitigation measures are required.	Less than significant.

Impact Category and Checklist Threshold	Mitigation Measures	Residual Impact
Impact 4.10-5: Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	No mitigation measures are required.	Less than significant.
LAND USE AND PLANNING		
Impact 4.11-1: Would implementation of the Proposed Plans physically divide an established community?	No mitigation measures are required.	No Impact
Impact 4.11-2: Would implementation of the Proposed Plans cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	No mitigation measures are required.	Less than significant.
NOISE		
Impact 4.12-1: Would implementation of the Proposed Plans result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Proposed Plans in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	Upon Proposed Plans adoption, project applicants are required to comply with the environmental protection measures (EPMS) provided in Chapter 1A as applicable. The following EPMs (incorporated herein by reference) are applicable to the Proposed Plans. **MM NOI-1**: Project Applicants shall comply with the following City of Los Angeles Environmental Protection Measure **NV1-1: Noise Shielding and Muffling**. This EPM is required for any project whose earthwork or construction activities involve the use of construction equipment and require a permit from LADBS. Powered exterior construction equipment (including combustion engines), fixed or mobile, shall be equipped with noise shielding and muffling devices consistent with manufacturers' standards or the Best Available Control Technology. All equipment shall be properly maintained, and the Applicant or Owner shall require any construction contractor to keep documentation on-site during any earthwork or construction activities demonstrating that the equipment has been maintained in accordance with manufacturer's specifications. Construction hours shall be posted on-site along with a contact for any issues related to construction. **MM NOI-2:** Project Applicants shall comply with the following City of Los Angeles Environmental Protection Measure **NV1-2: Use of Driven Pile Systems**. This EPM is required for any project whose earthwork or construction activities involve the use of construction equipment and require a permit from LADBS. Driven (impact) pile systems shall not be used, except in locations where the underlying geology renders drilled piles, sonic, or vibratory pile drivers infeasible, as determined by a soils or geotechnical engineer and documented in a soils report. **MM NOI-3:** Project Applicants shall comply with the following City of Los Angeles Environmental Protection Measure **NV1-3: Enclosure or Screening of Outdoor Mechanical Equipment.** This EPM is required for any project whose earthwork or construction activities involve the use of powered construction equipment and require a permit from LADBS. All outdoor mechanical equipment (e.g., generators, compressors) shall be enclosed or visually screened. The equipment enclosure or screen shall be impermeable (i.e., solid material with minimum weight of 2 pounds per square feet) and break the line of sight between the equipment and any off-site Noise-Sensitive Uses.	Construction: Significant and Unavoidable Operations: Less than significant.

Impact Category and Checklist Threshold	Mitigation Measures	Residual Impact
	MMNOI-4: Project Applicants shall comply with the following City of Los Angeles Environmental Protection Measure **NV1-4: Location of Construction Staging Areas.** This EPM is required for any project whose earthwork or construction activities involve the use of construction equipment and require a permit from LADBS. Construction staging areas, including those related to constructing a mat pour foundation, shall be located as far from Noise-Sensitive Uses as reasonably possible and technically feasible in consideration of site boundaries, topography, intervening roads and uses, and operational constraints. The burden of proving that compliance is technically infeasible shall be upon the Applicant or Owner. Technical infeasibility shall mean that noise barriers cannot be located between construction activities and Noise-Sensitive Uses due to site boundaries, topography, intervening roads and uses, and/or operational constraints. **MM NOI-5:** Project Applicants shall comply with the following City of Los Angeles Environmental Protection Measure **NV1-5: Temporary Walls.** This EPM is required for any project whose earthwork or exterior construction activities involve the use of powered construction equipment and require a permit from LADBS; and whose construction activities are located within a line of sight to and within 500 feet of Noise-Sensitive Uses, with the exception of Projects limited to the construction of 2,500 square feet or less of floor area. Noise barriers, such as temporary walls (minimum ½-inch thick plywood) or sound blankets (minimum STC 25 rating),2 that are a minimum of eight feet tall, shall be erected between construction activities and Noise-Sensitive Uses as reasonably possible and technically feasible in consideration of site boundaries, topography, intervening roads and uses, and operational constraints. The burden of proving that compliance is technically infeasible shall be upon the Applicant or Owner. Technical infeasibility shall mean that noise barriers cannot be located between construction activities and Noise-Sensitive Uses due to site boundaries, topography, intervening roads and uses, and/or operational constraints. **MM NOI-6**: Project Applicants shall comply with the following City of Los Angeles Environmental Protection Measure **NV1-6: Noise Study.** This EPM is required for any project whose earthwork or exterior construction activities involve the use of powered construction equipment and require a permit from LADBS; are located within 500 feet of Noise-Sensitive Uses; and have one or more of the following characteristics: • Two or more subterranean levels • 20,000 cubic yards or more of excavated material; • Simultaneous use of five or more pieces of construction equipment; or • Construction duration (excluding architectural coatings) of 18 months or more; Or • Any project whose construction activities involve pile driving or the use of 300 horsepower equipment. A Noise Study, prepared by a qualified noise expert shall be required and prepared prior to obtaining any permit by LADBS. The Noise Study shall characterize expected sources of	

2 At a Sound Transmission Class (STC) rating of 25, soft speech can be heard and understood.

Impact Category and Checklist Threshold	Mitigation Measures	Residual Impact
	earthwork and construction noise that may affect identified noise-sensitive uses, quantify expected noise levels at these noise-sensitive uses, and recommend measures to reduce noise exposure to the extent noise reduction measures are available and feasible, and to demonstrate compliance with any noise requirements in the Los Angeles Municipal Code. **MM NOI-7:** Project Applicants shall comply with the following City of Los Angeles Environmental Protection Measure **NV1-7: LAUSD Notification.** This EPM is required for any project located within 200 feet of an LAUSD facility whose earthwork or construction activities involve the use of powered exterior construction equipment and require a permit from LADBS. This EPM requires that the LAUSD be notified of future construction activities.	
Impact 4.12-2: Would the Proposed Plans result in generation of excessive ground-borne vibration or ground-borne noise levels?	Upon adoption of the Proposed Plans, project applicants will be required to comply with the environmental protection measures (EPMS) provided in Chapter 1A as applicable. The best management practices listed in the Handbook are not mandated and are to be implemented based on the Applicant's discretion and responsibility. The following EPMs and associated best management practices (incorporated herein by reference) are applicable to the Proposed Plans. **MM NOI-8:** Project Applicants shall comply with the following City of Los Angeles Environmental Protection Measure **NV2-1: Baseline Survey and Vibration Control Plan.** This EPM is required for any project, with the exception of projects limited to the construction of 2,500 square feet or less of floor area dedicated to residential uses, whose earthwork or construction activities: (1) involve the use of construction equipment, including Heavy Construction Equipment, that produces 0.12 PPV or more of vibration at a distance of 25 feet; (2) require a permit from LADBS; and (3) which occur: • Within 25 feet of any building extremely susceptible to vibration damage, including unreinforced masonry buildings, tilt-up concrete wall buildings, wood-frame multi-story buildings with soft, weak or open front walls, and non-ductile concrete buildings, or a building that is designated or determined to be a historic resource pursuant to local or state law or that is determined to be potentially eligible for historic designation in a Historic Resources Survey; or • Within 15 feet of non-engineered timber and masonry buildings Or any project whose construction activities involve the use of pile drivers within 135 feet of any building extremely susceptible to vibration damage, including existing unreinforced masonry buildings, existing tilt-up concrete wall buildings, existing wood-frame multi-story buildings with soft, weak or open front walls, and existing non-ductile concrete buildings, or a building that is designated or determined to be a historic resource pursuant to local or state law or that is determined to be potentially eligible for historic designation in a Historic Resources Survey. Prior to demolition, grading/excavation, or construction, a Qualified Structural Engineer shall prepare a survey establishing baseline structural conditions of potentially affected structures and a Vibration Control Plan, which shall include methods to minimize vibration, including, but not limited to:	Construction: Significant and Unavoidable Operations: Less than significant.

Impact Category and Checklist Threshold	Mitigation Measures	Residual Impact

i. A visual inspection of the potentially affected structures to document (by video and/or photography) the apparent physical condition of the building (e.g., cracks, broken panes, etc.);

ii. A shoring design to protect the identified structures from potential damage;

iii. Use of drilled piles or a sonic vibratory pile driver rather than impact pile driving, when the use of vibrating equipment is unavoidable;

iv. Use of rubber-tired equipment rather than metal-tracked equipment; and

v. Avoiding the use of vibrating equipment when allowed by best engineering practice.

MM NOI-9: Project Applicants shall comply with the following City of Los Angeles Environmental Protection Measure **NV2-2: Repair of Damage.** This EPM is required for any project, with the exception of projects limited to the construction of 2,500 square feet or less of floor area dedicated to residential uses, whose earthwork or construction activities: (1) involve the use of construction equipment, including Heavy Construction Equipment, that produces 0.12 PPV or more of vibration at a distance of 25 feet; (2) require a permit from LADBS; and (3) which occur:

- Within 25 feet of any building extremely susceptible to vibration damage, including unreinforced masonry buildings, tilt-up concrete wall buildings, wood-frame multi-story buildings with soft, weak or open front walls, and non-ductile concrete buildings, or a building that is designated or determined to be a historic resource pursuant to local or state law or that is determined to be potentially eligible for historic designation in a Historic Resources survey; or
- Within 15 feet of non-engineered timber and masonry buildings;

Or any project whose construction activities involve the use of pile drivers within 135 feet of any building extremely susceptible to vibration damage, including existing unreinforced masonry buildings, existing tilt-up concrete wall buildings, existing wood-frame multi-story buildings with soft, weak or open front walls, and existing non-ductile concrete buildings, or a building that is designated or determined to be a historic resource pursuant to local or state law or that is determined to be potentially eligible for historic designation in a Historic resources Survey.

In the event of damage to any non-historic building due to construction vibration, as verified by the Qualified Structural Engineer, a letter describing the damage to the impacted building(s) and recommendations for repair shall be prepared by the Qualified Structural Engineer within 60 days of the time when damage occurred. Repairs shall be undertaken and completed, at the Owner's or Applicant's expense, in conformance with all applicable codes.

In the event of vibration damage to any building that is designated or determined to be a historic resource pursuant to local or state law or that is determined to be potentially eligible for historic designation in a Historic Resources survey, a letter describing the damage to the impact building(s) and recommendations for repair shall be prepared by the Qualified Historian within 60 days of the time when damage occurred. Repairs shall be undertaken and completed, at the owner's or applicant's expense, in conformance with the

Impact Category and Checklist Threshold	Mitigation Measures	Residual Impact
	California Historical Building Code (Title 24, Part 8) as well as the Secretary of the Interior's Standards for the Treatment of Historic Properties and associated guidelines, as applicable and as determined by the Qualified Historian. **MM NOI-10:** Project Applicants shall comply with the following City of Los Angeles Environmental Protection Measure **NV2-3 Vibration Sensitive Use**s. This EPM applies to any project with the exception of Projects limited to the construction of 2,500 square feet or less of floor area, whose earthwork or construction activities involve the use of equipment with high vibration levels in close proximity to vibration sensitive uses including hospital and veterinary operating centers, imaging facilities, and recording studios. Specifically, this includes use of a vibratory roller within 250 feet of such uses or use of a large bulldozer or drill-rig within 150 feet of such uses. i. Prior to demolition, grading/excavation, or construction, a Qualified Vibration Consultant shall prepare a vibration impact analysis at the vibration sensitive use and shall prepare a vibration control plan, to minimize vibration impacts. ii. The qualified vibration consultant shall take vibration monitoring measurements during use of the vibratory roller within 250 of the vibration sensitive use and during use of the large bulldozer or drill-rig within 150 feet of the vibration sensitive use in order to assess the actual impact of vibration on the structures and to incorporate and adjust techniques as necessary to reduce vibration. To the extent the adjacent vibration sensitive use allows the applicant to conduct monitoring within the adjacent sensitive use, baseline monitoring prior to construction and monitoring during these construction activities shall be conducted at the sensitive use. The engineer shall insure the incorporation of measures that reduce vibration at the sensitive use. iii. Noticing of the scheduling of various phases of construction will be submitted to the adjacent vibration-sensitive use 45 days in advance of activities and shall identify the dates of activity, the hours of activity, types of equipment to be used and the anticipated noise and vibration levels.	
Impact 4.12-3: Would the Proposed Plans be located within the vicinity of a private airstrip or 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 Proposed Plans expose people residing or working in the project area to excessive noise levels?	No mitigation measures are required.	Less than significant.
POPULATION AND HOUSING		
Impact 4.13-1: Would the Proposed Plans induce substantial unplanned population growth in any area, either directly (by proposing new homes and businesses) or indirectly (by extending roads and other infrastructure)?	No mitigation measures are required.	Less than significant.

Impact Category and Checklist Threshold	Mitigation Measures	Residual Impact
Impact 4.13-2: Would the Proposed Plans displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	No mitigation measures are required.	Less than significant.
PUBLIC SERVICES AND RECREATION		
FIRE SERVICES		
Impact 4.14-1: Would the Proposed Plans result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities, need for new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for fire protection?	No mitigation measures are required.	Less than significant.
POLICE SERVICES		
Impact 4.14-2: Would the Proposed Plans result in substantial adverse physical impacts associated with the provision of new or physically altered police facilities, need for new or physically altered police facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for police protection?	No mitigation measures are required.	Less than significant.
SCHOOLS		
Impact 4.14-3: Would the Proposed Plans result in substantial adverse physical impacts associated with the provision of new or physically altered school facilities, need for new or physically altered school facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for schools?	No mitigation measures are required.	Less than significant.
LIBRARY		
Impact 4.14-4: Would the Proposed Plans result in substantial adverse physical impacts associated with the provision of new or physically altered library facilities, need for new or physically altered library facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for library services?	No mitigation measures are required.	Less than significant.

Impact Category and Checklist Threshold	Mitigation Measures	Residual Impact
RECREATION		
Impact 4.14-5: Would the Proposed Plans 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?	The City has conducted the Community Needs Assessment and has prepared the Parks Condition Assessment Report to address issues with recreational facilities and plans to use these assessments as a way to manage the status of current and future recreational facilities. Further, the Proposed Plans include requirements and incentives related to open space for new construction and policies to maintain open space areas. As discussed above, the City also collects fees, under its updated fee and Quimby program. However, the cost of land and construction in the City has outpaced the City's ability to collect fees and subsequently purchase land to construct new parks and maintain existing parks. The City has not identified any feasible mitigation beyond the collection of fees and the inclusion of policies related to open space preservation to address the impact related to deterioration of existing parks.	Significant and unavoidable as to deterioration of existing parks.
Impact 4.14-6: Would the Proposed Plans include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	No mitigation measures are required.	Less than significant.
TRANSPORTATION AND TRAFFIC		
Impact 4.15-1: Would implementation of the Proposed Plans conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadways, bicycle, and pedestrian facilities?	No mitigation measures are required.	Less than significant.
Impact 4.15-2 Would implementation of the Proposed Plans conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	No mitigation measures are required.	Less than significant.
Impact 4.15-3: Would implementation of the Proposed Plans substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	Significant and unavoidable impacts may result from project-specific ramp queuing as growth occurs pursuant to the Proposed Plans. Potential mitigation may include transportation demand management strategies to reduce an individual project's trip generation, investments to active transportation infrastructure, or transit system amenities, and/or operational changes to the ramp terminal such as lane reassignment, traffic signalization, signal phasing or timing modifications, etc. It is anticipated that subsequent land use development projects that are seeking approval under the Proposed Plans will be required to study freeway queuing and safety impacts in more detail per the Interim Guidance for Freeway Safety Analysis. However, without specific information on where safety impacts may occur as a result of freeway off-ramp queuing, it is not possible to identify appropriate mitigation measures. Therefore, no feasible mitigation can be identified for the Southwest Valley CPAs at this time.	Significant and unavoidable with respect to freeway off-ramp queuing.
Impact 4.15-4: Would implementation of the Proposed Plans result in inadequate emergency access?	No mitigation measures are required.	Less than significant.
TRIBAL CULTURAL RESOURCES		
Impact 4.16-1: Would the project cause a substantial adverse change in the significance of a tribal cultural	See **MM CR-1** and **MM CR-2,** above.	Less than significant with mitigation**.**

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resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	Upon Proposed Plans adoption, project applicants are required to comply with the environmental protection measures (EPMs) provided in Chapter 1A as applicable. The best management practices listed in the Handbook are not mandated and are to be implemented based on the Applicant's discretion and responsibility. The following EPMs and associated best management practices (incorporated herein by reference) are applicable to the Proposed Plans. **MM TCR-1:** Project Applicants shall comply with the following City of Los Angeles Environmental Protection Measure CR 4-1: Inadvertent Discovery of Tribal Cultural Resources. For any project that requires a permit for grading or excavation: If a possible tribal cultural resource is uncovered during earthwork or construction, all work shall cease within a minimum distance of 50 feet from the find until a Qualified Tribal Monitor or Archaeological Monitor has been retained to evaluate the find. Following discovery, the Applicant or Owner shall immediately contact all Native American tribes that have informed the City of Los Angeles they are traditionally and culturally affiliated with the geographic area of the Project, as well as the Department of City Planning, Office of Historic Resources (OHR). If a Qualified Tribal Monitor or Archaeological Monitor determines, pursuant to Public Resources Code Section 21074(a)(2), that the object or artifact appears to be a potential tribal cultural resource, in its discretion and supported by substantial evidence, the Applicant and Owner shall provide any affected tribe a reasonable period of time, not less than five business days, to conduct a site visit and make recommendations to the Applicant or Owner and OHR regarding the monitoring of future Ground Disturbance Activities and the treatment and disposition of any discovered tribal cultural resources. The Applicant or Owner shall implement the tribe's recommendations if the Qualified Tribal Monitor or Archaeological Monitor reasonably concludes such recommendations are reasonable and feasible. Consistent with Public Resources Code Section 21083.2, the handling, treatment, preservation, and recordation of tribal cultural resources should occur as follows: • The find should be preserved in place or left in an undisturbed state unless the Project would damage the resource. • When preserving in place or leaving the find in an undisturbed state is not possible, excavation and recovery of the find for scientific study should occur unless testing or studies already completed have adequately recovered the scientifically consequential information from and about the resource, and this determination is documented by a Qualified Tribal Monitor or Qualified Archaeologist. All collected artifacts and fieldwork notes, if not human remains or other mortuary objects, shall be curated at the Natural History Museum of Los Angeles County or another appropriate curatorial facility for educational purposes. If cleared by the Qualified Tribal Monitor or Archaeological Monitor, Ground Disturbance Activities may continue unimpeded on other portions of the site. Ground Disturbance Activities in the area where resource(s) were found may recommence once the identified resources are properly assessed and processed. A report that describes the resource and its disposition, as well as the assessment methodology shall be prepared by the Qualified Tribal Monitor or	

Impact Category and Checklist Threshold	Mitigation Measures	Residual Impact
	Archaeological Monitor, according to current professional standards and maintained pursuant to the proof of compliance requirements in Sec. 1.D.6. (Additional Requirements). A copy of the report shall be submitted to OHR, the South Central Coastal Information Center at California State University, Fullerton and to the Native American Heritage Commission for inclusion in its Sacred Lands File. If requested by the City, OHR may review and approve any monitoring or mitigation plan prior to implementation. **MM TCR-2**: Notices for Non-Discretionary Projects Pursuant to the City of Los Angeles Zoning Code Chapter 1A Environmental Protection Measures Handbook - Section 2. Required Notices, for projects requiring grading or excavation, prior to issuance of a permit for grading or excavation Applicants and Owners shall read the following notices: • Archaeological, Paleontological, and Tribal Cultural Resources Notice: Several federal and state laws regulate the treatment of archeological, paleontological, and tribal cultural resources and make it criminal violation to destroy those resources. These include, but are not limited to: – California Penal Code Section 622.5 - Unlawful Disfigurement of Archeological or Historical Objects provides the following: "Every person, not the owner thereof, who willfully injures, disfigures, defaces, or destroys any object or thing of archeological or historical interest or value, whether situated on private lands or within any public park or place, is guilty of a misdemeanor." – Public Resources Code Section 5097.5(a) states: "A person shall not knowingly and willfully excavate upon, or remove, destroy, injure, or deface, any historic or prehistoric ruins, burial grounds, archaeological or vertebrate paleontological site, including fossilized footprints, inscriptions made by human agency, rock art, or any other archaeological, paleontological or historical feature, situated on public lands, except with the express permission of the public agency having jurisdiction over the lands." A violation of Section 5097.5 is a misdemeanor subject to a fine up to $10,000 and/or a year in jail, and potential restitution.	
UTILITIES AND SERVICE SYSTEMS		
Impact 4.17-1: Would implementation of the Proposed Plans require or result in the relocation or construction of new or expanded water facilities, the construction of which could cause significant environmental effects?	No mitigation measures are required.	Less than significant.
Impact 4.17-2: Would implementation of the Proposed Plans have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	No mitigation measures are required.	Less than significant.

Impact Category and Checklist Threshold	Mitigation Measures	Residual Impact
Impact 4.17-3: Would implementation of the Proposed Plans require or result in the relocation or construction of new or expanded wastewater treatment facilities the construction of which could cause significant environmental effects?	No mitigation measures are required.	Less than significant.
Impact 4.17-4: Would implementation of the Proposed Plans result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	No mitigation measures are required.	Less than significant.
Impact 4.17-5: Would implementation of the Proposed Plans require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	No mitigation measures are required.	Less than significant.
Impact 4.17-6: Would implementation of the Proposed Plans generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	No mitigation measures are required.	Less than significant.
Impact 4.17-7: Would implementation of the Proposed Plans comply with federal, state, and local statutes and regulations related to solid waste?	No mitigation measures are required.	Less than significant.
Impact 4.17-8: Would implementation of the Proposed Plans require or result in the relocation or construction of new or expanded electricity, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	No mitigation measures are required.	Less than significant.
WILDFIRE		
Impact 4.18-1: Would implementation of the Proposed Plans substantially impair an adopted emergency response plan or emergency evacuation plan?	See Threshold 4.9-6	

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Impact 4.18-2: Would implementation of the Proposed Plans exacerbate wildfire risks, due to slope, prevailing winds, and other factors, thereby expose occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	**MM WF-1:** For any discretionary development project located within a Very High Fire Hazard Severity Zone (VHFHSZ) where the Los Angeles Fire Department (LAFD) determines that existing regulations are not adequate based on unusual site-specific conditions, roadway conditions, or project characteristics, the Applicant shall prepare a Hillside Construction Staging and Parking Plan, subject to review and approval by the Department of Building and Safety and the LAFD. The plan shall identify where construction materials, equipment, and vehicles will be stored during construction and where contractor, subcontractor, and employee vehicles will park so as not to impede emergency access or evacuation routes. The plan shall include, but not be limited to, the following: • No construction equipment or material shall be stored within the public right-of-way. • On designated Red Flag days, if the project fronts a Red Flag Restricted Parking street, construction workers shall be shuttled from an off-site location to maintain emergency access. • During excavation and grading, only one truck hauler shall be permitted on-site at any one time unless otherwise approved by the City. • Truck deliveries shall occur during off-peak traffic hours, Monday through Friday. • Deliveries shall be coordinated so only one delivery vehicle is present on-site at a time unless otherwise approved. • A construction supervisor or designated traffic coordinator shall be present during major deliveries to maintain emergency access. • Construction vehicle parking and queuing shall comply with the approved Construction Staging and Parking Plan and all applicable requirements of the Department of Building and Safety and LAFD	Significant and unavoidable.
Impact 4.18-3: Would implementation of the Proposed Plans require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	See **MM WF-1,** above. **MM WF-2:** For all discretionary development projects located within or adjacent to a Very High Fire Hazard Severity Zone, or within one mile of a Very High Fire Hazard Severity Zone or a State Responsibility Area, new electrical distribution and service lines shall be placed underground to the maximum extent feasible unless underground installation is determined by the responsible utility to be infeasible or would conflict with other public safety or engineering requirements.	Significant and unavoidable.
Impact 4.18-4: Would implementation of the Proposed Plans expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	See **MM WF-1, MM WF-2,** above.	Significant and unavoidable.
Impact 4.18-5: Would implementation of the Proposed Plans expose people or structures either directly or indirectly to a significant risk of loss, injury, or death involving wildland fire?	See **MM WF-1, MM WF-2,** above.	Significant and unavoidable.