



City of Los Angeles

Department of City Planning • Environmental Analysis Section
City Hall • 200 N. Spring Street, Room 750 • Los Angeles, CA 90012



INITIAL STUDY

NORTH HOLLYWOOD – VALLEY VILLAGE

COMMUNITY PLAN AREA

NoHo West Project

Case Number: ENV-2015-888-EIR

Project Location: 6150 North Laurel Canyon Boulevard and 12001 West Oxnard Street, Los Angeles, California, 91606

Council District: 2

Project Description: The Project includes demolition of the existing 90,000-square-foot office building at the corner of Laurel Canyon and Erwin Street and approximately 30,000 square feet of the existing Macy's annex building. The main Macy's building would be expanded and re-used for approximately 500,000 square feet of office uses. The Project also involves development of the remainder of the Project site with approximately 300,000 square feet of commercial uses, as follows: 142,513 square feet of retail land uses, 48,687 square feet of restaurant land uses, 40,000 square feet of health club/gym, and 68,800 square feet of theater uses (with 1,750 seats). The Project also includes residential development on Radford Avenue and Erwin Street, containing 742 residential units in two buildings.

APPLICANT:

MGP XI-GPI Laurel Plaza, LLC
3580 Carmel Mountain Road,
Suite 260
San Diego, CA 92130

PREPARED BY:

CAJA Environmental Services
11990 San Vicente Boulevard,
Suite 250
Los Angeles, CA 90049

ON BEHALF OF:

The City of Los Angeles
Department of City Planning
Environmental Analysis Section

March 2015

I. INTRODUCTION

Introduction

The subject of this Initial Study is the NoHo West Project. The Project involves the demolition of the existing 90,000-square-foot office building at the corner of Laurel Canyon and Erwin Street and approximately 30,000 square feet of the existing Macy's annex building. The main Macy's building would be expanded and re-used for approximately 500,000 square feet of office uses. The Project also involves development of the remainder of the Project site with approximately 300,000 square feet of commercial development, as follows: 142,513 square feet of retail land uses, 48,687 square feet of restaurant land uses, 40,000 square feet of health club/gym, and 68,800 square feet of cinema uses (with 1,750 seats). The Project also includes residential development on Radford Avenue and Erwin Street, containing 742 residential units in two buildings. The Project site is located on the southeast corner of Laurel Canyon Boulevard and Erwin Street in the North Hollywood – Valley Village Community Plan Area of the City of Los Angeles (the "City"). The Project Applicant is MGP XI-GPI Laurel Plaza, LLC. A more detailed description of the Project is contained in Section II (Project Description). The City's Department of City Planning is the Lead Agency under the California Environmental Quality Act (CEQA).

Project Information

<u>Project Title:</u>	NoHo West Project
<u>Project Location:</u>	6150 North Laurel Canyon Boulevard and 12001 West Oxnard Street, Los Angeles, California, 91606
<u>Lead Agency:</u>	City of Los Angeles Department of City Planning
<u>Contact Person:</u>	Nick Hendricks, City Planner Van Nuys City Hall 6262 Van Nuys Boulevard, Room 351, Van Nuys, CA 91401 (818) 374-5046 nick.hendricks@lacity.org

Organization of Initial Study

This Draft Initial Study is organized into four sections as follows:

Introduction: This section provides introductory information such as the Project title, the Project Applicant, and the Lead Agency for the Project.

Project Description: This section provides a detailed description of the environmental setting and the Project, including Project characteristics and environmental setting.

Initial Study Checklist: This section contains the completed Initial Study Checklist.

Environmental Impact Analysis: Each environmental issue identified in the Initial Study Checklist contains an assessment and discussion of impacts associated with each subject area. When the evaluation identifies potentially significant effects, as identified in the Checklist, mitigation measures are provided to reduce such impacts to less-than-significant levels.

II. PROJECT DESCRIPTION

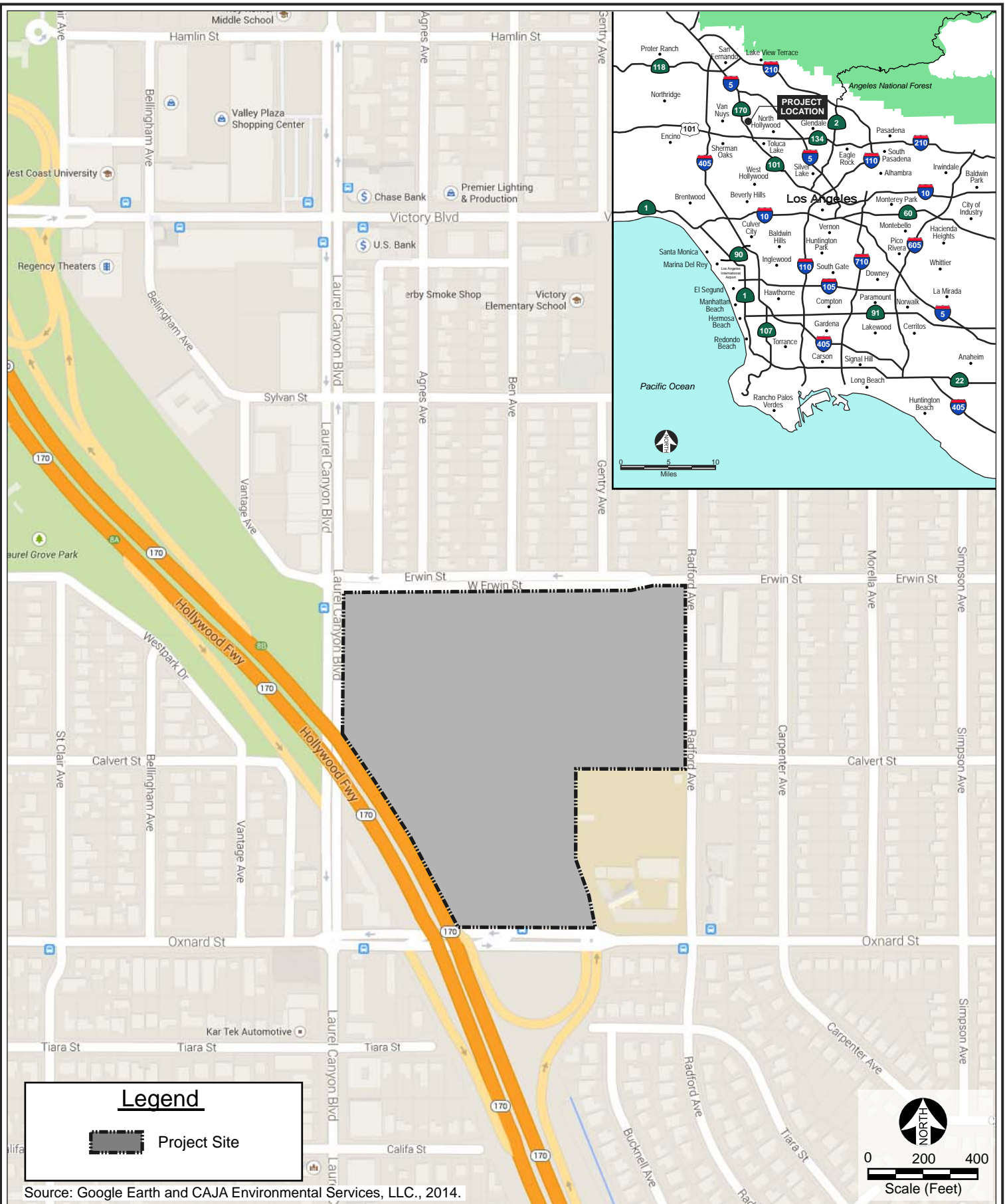
ENVIRONMENTAL SETTING

The Project site is located in the North Hollywood – Valley Village Community Plan Area of the City of Los Angeles (the “City”) (refer to Figures 1 and 2). The 24.75-acre Project site is located on the southeast corner of Laurel Canyon Boulevard and Erwin Street and is currently developed with a four-story Macy’s department store building (approximately 465,000 square feet) and a three-story office building (approximately 90,000 square feet) and associated surface parking lots. The land use designation for the Project site is Community Commercial. The site is zoned (Q)C4-1L, C4-1L, and P-1L.

The Project site is surrounded by the 170 Freeway directly adjacent to the Project site to the southwest and other roadways (Laurel Canyon Boulevard to the west, Erwin Street to the north, Radford Avenue to the east, and Oxnard Street to the south); a private school to the southeast; single-family homes to the north and east; and commercial/residential development throughout the greater Project area.

PROJECT CHARACTERISTICS

The Project includes demolition of the existing 90,000-square-foot office building at the corner of Laurel Canyon and Erwin Street and approximately 30,000 square feet of the existing Macy’s annex building. The main Macy’s building would be expanded and re-used for approximately 500,000 square feet of office uses. The Project also involves development of the remainder of the Project site with approximately 300,000 square feet of commercial uses, as follows: 142,513 square feet of retail land uses, 48,687 square feet of restaurant land uses, 40,000 square feet of health club/gym, and 68,800 square feet of cinema uses (with 1,750 seats). Retail, office, and commercial parking would be provided in accordance with the Los Angeles Municipal Code (the “LAMC”) in the existing Macy’s basement, at grade throughout the site, and in a new eight level parking structure along the 170 Freeway frontage (total site non-residential parking would be approximately 2,569 spaces). Commercial Project heights would vary from 25 feet for one-story elements to a maximum of 105 feet for the existing Macy’s building remaining on site. The Project also includes two buildings with residential development fronting on Radford Avenue and Erwin Street containing a total of 742 residential units, which would include 119 studio units, 348 1-bedroom units, and 275 2-bedroom units. The residential floor area is 816,200 square feet. Residential heights vary from 38 feet to 63.5 feet. 1,312 exclusive residential parking spaces would be provided in accordance with LAMC Code requirements within the residential component of the Project.







Source: Altoon Partners, March 3, 2015.

REQUESTED DISCRETIONARY ACTIONS

In order to implement the Project, the Project Applicant is requesting approval of the following discretionary actions from the City:

- Zone Change from P-1L, (Q)C4-1L, and C4-1L to (Q)C2-1;
- Conditional Use Permit for Major Development Project Review;
- Master CUB for alcohol service in Project restaurants and cinema;
- Transitional Height determination;
- Commercial Corner Review determination;
- Conditional Use Permit to allow FAR averaging in a unified development project for the commercial portion of the Project;
- Yard variance to allow a portion of one residential building to observe a 12.5-foot yard in lieu of an 18-foot rear yard;
- Vesting Tentative Tract Map; and
- Adoption of a Sign District for the commercial portion of the Project.

The EIR will serve as the environmental document for the City's discretionary action and ministerial permits or approvals associated with development of the Proposed Project, including approval of the haul route. The EIR is also intended to cover all federal, state, regional, and/or local government discretionary or ministerial permits or approvals that may be required to develop the Proposed Project, whether or not they are explicitly listed above.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

INITIAL STUDY

AND CHECKLIST

LEAD AGENCY: City of Los Angeles	COUNCIL DISTRICT: 2	DATE: April 2, 2015
RESPONSIBLE AGENCIES: City of Los Angeles		
PROJECT TITLE: NoHo West Project	CASE NO.: ENV-2015-888-EIR CPC-2015-889-ZC-CU-MCUP-SPR-ZAD-ZAA	
PROJECT DESCRIPTION: See Section II. Project Description		
ENVIRONMENTAL SETTING: See Section II. Project Description		
PROJECT LOCATION: 6150 North Laurel Canyon Boulevard and 12001 West Oxnard Street, Los Angeles, California, 91606		
PLANNING DISTRICT: North Hollywood – Valley Village	STATUS <input type="checkbox"/> PRELIMINARY <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> ADOPTED	
EXISTING ZONING: C4-1L, Q)C4-1L, P-1L	MAX. DENSITY ZONING:	<input checked="" type="checkbox"/> DOES CONFORM TO PLAN <input type="checkbox"/> DOES NOT CONFORM TO PLAN <input type="checkbox"/> NO DISTRICT PLAN
PLANNED LAND USE & ZONING:	MAX. DENSITY PLAN:	
SURROUNDING LAND USES: R1-1, RD1.5-1, PF-1VL, C2-IVL, P-1VL, OS-1XL	PROJECT DENSITY:	

DETERMINATION (To be completed by Lead Agency)

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions on the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

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

- x I find the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
-

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

SIGNATURE

TITLE

EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants based on a project-specific screening analysis).

2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of a mitigation measure has reduced an effect from “Potentially Significant Impact” to “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analysis,” as described in (5) below, may be cross referenced).
5. Earlier analysis must be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR, or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:
 - A. Earlier Analysis Used. Identify and state where they are available for review.
 - B. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - C. Mitigation Measures. For effects that are “Less Than Significant With Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A sources list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s

environmental effects in whichever format is selected.

9. The explanation of each issue should identify:

- A. The significance criteria or threshold, if any, used to evaluate each question; and
- B. The mitigation measure identified, if any, to reduce the impact to less than significance.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least an impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages:

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

INITIAL STUDY CHECKLIST (to be completed by the Lead Agency)**BACKGROUND**

PROPOSER NAME MGP XI-GPI Laurel Plaza, LLC		PHONE NUMBER
PROPOSER ADDRESS 3580 Carmel Mountain Road, Suite 260, San Diego, CA 92130	PROPOSER REPRESENTATIVE	
AGENCY REQUIRING CHECKLIST City of Los Angeles		DATE SUBMITTED April 2, 2015
PROPOSAL NAME (if applicable) NoHo West Project		

ENVIRONMENTAL IMPACTS

Explanations of all potentially and less than significant impacts are required to be attached on separate sheets)

1. Aesthetics. Would the project:

- a. Have a substantial adverse effect on a scenic vista?
- b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, or other locally recognized desirable aesthetic natural feature within a city-designated scenic highway?
- c. Substantially degrade the existing visual character or quality of the site and its surroundings?
- d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓
		✓	
✓			
✓			

2. Agriculture and Forestry Resources. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

- a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
- b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?
- c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220[g]), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104 [g])?
- d. Result in the loss of forest land or conversion of forest land to non-forest use?
- e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓
			✓
			✓
			✓
			✓

3. **Air Quality.** The significance criteria established by the South Coast Air Quality Management District (SCAQMD) may be relied upon to make the following determinations. Would the project:

- Conflict with or obstruct implementation of the applicable air quality plan
- Violate any air quality standard or contribute substantially to an existing or projected air quality violation?
- Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?
- Expose sensitive receptors to substantial pollutant concentrations?
- Create objectionable odors affecting a substantial number of people?

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
✓			
✓			
✓			
✓			
			✓

4. **Biological Resources.** Would the project::

- Have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations by the California Department of Fish and Game or U.S. Fish and Wildlife Service?
- Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in the City or regional plans, policies, regulations by the California Department of Fish and Game or U.S. Fish and Wildlife Service?
- Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
- 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?
- Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance
- Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
		✓	
			✓
			✓
			✓
✓			
			✓

5. **Cultural Resources.** Would the project:

- Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?
- Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?
- Directly or indirectly destroy a unique paleontological resource or site or

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
✓			
		✓	
		✓	

5. **Cultural Resources.** Would the project:

- unique geologic feature?
- d. Disturb any human remains, including those interred outside of formal cemeteries?

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
		✓	

6. **Geology & Soils.** Would the project:

- a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
- 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? Refer to Division of Mines and Geology Special Publication 42.
 - Strong seismic ground shaking?
 - Seismic-related ground failure, including liquefaction?
 - Landslides?
- b. Result in substantial soil erosion or the loss of topsoil?
- c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?
- d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?
- e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
✓			
✓			
			✓
			✓
		✓	
		✓	
			✓
			✓

7. **Greenhouse Gas Emissions.** Would the project:

- a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
- b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
✓			
✓			

8. **Hazards & Hazardous Materials.** Would the project:

- a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- b. Create a significant hazard to the public or the environment through

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
✓			
✓			

- reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
- c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
 - d. 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?
 - e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?
 - f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?
 - g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
 - h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

✓			
✓			
			✓
			✓
			✓
			✓

9. Hydrology & Water Quality. Would the project:

- a. Violate any water quality standards or waste discharge requirements?
- b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?
- c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river in a manner which would result in substantial erosion or siltation on- or off-site?
- d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?
- e. 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?
- f. Otherwise substantially degrade water quality?
- g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?
- h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?
- i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?
- j. Inundation by seiche, tsunami or mudflow?

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
✓			
✓			
		✓	
		✓	
		✓	
		✓	
			✓
			✓
			✓
			✓

10. Land Use and Planning. Would the project:

- a. Physically divide an established community?
- b. Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?
- c. Conflict with any applicable habitat conservation plan or natural community conservation plan?

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓
✓			
			✓

11. Mineral Resources. Would the project:

- a. Result in the loss or availability of a known mineral resource that would be of value to the region and the residents or the state?
- b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓
			✓

12. Noise. Would the project result in:

- a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
- b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?
- c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?
- d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?
- e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?
- f. For a project within the vicinity of a private airstrip would the project expose people residing or working in the project area to excessive noise levels?

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
✓			
✓			
✓			
✓			
			✓
			✓

13. Population and Housing. Would the project:

- a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?
- b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?
- c. Displace substantial numbers of people necessitating the construction of replacement housing elsewhere?

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
✓			
			✓
			✓

14. Public Services.

- a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:
 - i. Fire protection?
 - ii. Police protection?
 - iii. Schools?
 - iv. Parks?
 - v. Other public facilities?

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
✓			
✓			
✓			
✓			
✓			

15. Recreation.

- a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
- b. Does the project include recreational facilities or require the construction or expansion on recreational facilities which might have an adverse physical effect on the environment?

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
✓			
✓			

16. Transportation/Traffic. Would the project:

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
✓			

16. Transportation/Traffic. Would the project:

- b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the count congestion management agency for designated roads or highways?
- c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?
- d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- e. Result in inadequate emergency access?
- f. Conflict with adopted policies, plans or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
✓			
			✓
✓			
✓			
✓			

17. Utilities & Service Systems. Would the project:

- a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?
- b. Require or result in the construction of a new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
- c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
- d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?
- e. 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?
- f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?
- g. Comply with federal, state, and local statutes and regulations related to solid waste?

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
✓			
✓			
✓			
✓			
✓			
✓			
		✓	

18. Mandatory Findings of Significance.

- a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
✓			

18. Mandatory Findings of Significance.

prehistory?

- b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects?)
- c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
✓			
✓			

IV. ENVIRONMENTAL IMPACT ANALYSIS

1. AESTHETICS

a) **Would the project have a substantial adverse effect on a scenic vista?**

No Impact. The Project site and area are relatively flat. Due to existing development and landscaping, views within the Project area are limited primarily to the immediate area; long-range views are largely impeded. No scenic vistas are available from the Project area and as such, no scenic vistas would be affected by the Project. Therefore, no impacts related to this issue would occur, and no further analysis is required.

b) **Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?**

Less Than Significant Impact. The Project site is not located near a designated scenic highway.¹ No historic buildings or rock outcroppings are located on the Project site. The Project site contains various ornamental landscape, non-protected trees that would be replaced as part of the Project in accordance with the City's tree replacement requirements. As such, the Project would not substantially damage scenic resources, and impacts related to this issue would be less than significant, and no further analysis of this issue is required.

c) **Would the project substantially degrade the existing visual character or quality of the site and its surroundings?**

Potentially Significant Impact. The Project site comprises approximately 24.75 acres of property, currently zoned for commercial and parking use, and developed with an existing four-story Macy's department store (approximately 465,000 square feet) and a three-story office building (approximately 90,000 square feet) and associated surface parking lots. The Project site is surrounded by the 170 Freeway directly adjacent to the Project site to the southwest and other roadways (Laurel Canyon Boulevard to the west, Erwin Street to the north, Radford Avenue to the east, and Oxnard Street to the south); a private school to the southeast; single-family homes to the north and east; and commercial/residential development throughout the greater Project area. These existing land uses define the visual character of the area as dense suburban.

¹ City of Los Angeles General Plan, Transportation Element, Map E.

The Project includes demolition of the existing office building at the corner of Laurel Canyon and Erwin Street and approximately 30,000 square feet of the existing Macy's annex building. The main Macy's building would be expanded and re-used for office (approximately 500,000 square feet) with subterranean parking. The Project would add approximately 300,000 square feet of commercial uses, as follows: 142,513 square feet of retail land uses, 48,687 square feet of restaurant land uses, 40,000 square feet of health club/gym, and 68,800 square feet of cinema uses (with 1,750 seats). Retail, office, and commercial parking would be provided in accordance with the Los Angeles Municipal Code (the "LAMC") in the existing Macy's basement, at grade throughout the site, and in a new eight level parking structure along the 170 Freeway frontage (total site non-residential parking would be approximately 2,569 spaces). Commercial Project heights would vary from 25 feet for one-story elements to a maximum of 105 feet for the existing Macy's building remaining on site. The Project also includes two buildings of residential development fronting on Radford Avenue and Erwin Street containing a total of 742 residential units, which would include 119 studio units, 348 1-bedroom units, and 275 2-bedroom units. The residential floor area is 816,200 square feet. Residential heights vary from 38 feet to 63.5 feet. 1,312 exclusive residential parking spaces would be provided in accordance with LAMC Code requirements within the residential component of the Project.

The Project would change the use of the Project site and would increase the density of land uses on the site, and would alter the visual character of the Project site and area. As such, this issue will be addressed in the EIR.

d) Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Potentially Significant Impact. A significant impact may occur if a project introduces new sources of light or glare on the project site which would be incompatible with the areas surrounding the project site or which pose a safety hazard, such as to motorists utilizing adjacent streets.

Shade/Shadow

The analysis of the Project's potential shade/shadow impacts focuses on changes in shading conditions for those off-site sensitive uses and activities that are dependent on access to natural light. Off-site uses and activities that meet this criteria include routinely used outdoor spaces associated with residential, recreational, or institutional uses (pre-schools, schools, nursing homes); or commercial uses such as pedestrian-oriented outdoor spaces or restaurants with outdoor eating areas; and existing solar collectors. Based on the change in height as a result of the Project, this issue will be further analyzed in the EIR.

Glare

An adverse impact would occur if the project created a substantial new source of glare that would adversely affect day or nighttime views in the area. Glare is a common phenomenon in the southern California area due mainly to the occurrence of a high number of days per year with direct sunlight and

the highly urbanized nature of the region, which results in a large concentration of potentially reflective surfaces. Potential reflective surfaces in the Project vicinity include automobiles traveling and parked on streets in the vicinity of the Project, exterior building windows, and surfaces of painted buildings in the Project vicinity. Excessive glare not only restricts visibility but increases the ambient heat reflectivity in a given area. The potential exists for glass or other shiny building materials to cause glare impacts at nearby residential uses. Therefore, this issue will be analyzed further in the EIR.

Artificial Light

An adverse impact would occur if the Project created a substantial new source of artificial light that would adversely affect the surrounding area. Artificial light may be generated from individual (i.e., point) sources as well as from indirect sources of reflected light. Uses such as residences, hospitals, and hotels are considered light sensitive since they are typically occupied by persons who are subject to disturbance by bright light sources during evening hours.

The Project site is located in a well-lit urban portion of Los Angeles where there are high levels of ambient nighttime lighting including street lighting, architectural and security lighting, and indoor building illumination (light emanating from the interior of structures which passes through the windows), all of which are common to densely populated areas. Nevertheless, aesthetic impacts to the nearby properties may result due to excessive illumination at the Project site. Therefore, this issue will be analyzed further in the EIR.

2. AGRICULTURE AND FORESTRY RESOURCES

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

No Impact. The Extent of Important Farmland Map Coverage maintained by the Division of Land Protection indicates that the Project site is not included in the Important Farmland category.² Therefore, the Project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural use, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, and no further analysis of this issue is required.

b) Would the project conflict with existing zoning for agricultural use, or a Williamson Act Contract?

² State of California Department of Conservation, Division of Land Resource Protection, *Farmland Mapping and Monitoring Program, Los Angeles County Important Farmland, 1998.*

No Impact. The Project site is not zoned for agricultural use, and the site is not under Williamson Act Contract.³ Therefore, the Project would not conflict with existing zoning for agricultural use, or a Williamson Act Contract, and no further analysis of this issue is required.

c) **Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220[g]), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104 [g])?**

No Impact. The Project site is not zoned as forest land or timberland. Therefore, no impacts related to this issue would occur, and no further analysis is required.

d) **Would the project result in the loss of forest land or conversion of forest land to non-forest use?**

No Impact. The Project site does not contain any forest land. Therefore, no impacts related to this issue would occur, and no further analysis is required.

e) **Would the project involve other changes in the existing environment, which due to their location or nature, could result in conversion of Farmland, to non-agricultural use?**

No Impact. The Project site and surrounding area are developed with dense suburban land uses. No agricultural uses are located on the Project site or within the area. Therefore, no impacts related to this issue would occur, and no further analysis is required.

3. AIR QUALITY

a) **Would the project conflict with or obstruct implementation of the applicable air quality plan?**

Potentially Significant Impact. The Project's demolition, construction, and operational activities would generate pollutant emissions and the Project the potential to conflict with South Coast Air Quality Management District's (SCAQMD) current Air Quality Management Plan (AQMP). Therefore, this issue will be addressed in the EIR.

b) **Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?**

³ *Ibid.*

Potentially Significant Impact. The Project's demolition, construction, and operational activities would generate pollutant emissions and the Project has the potential to violate air quality standards. Therefore, this issue will be addressed in the EIR.

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

Potentially Significant Impact. The Project's demolition, construction, and operational activities would generate pollutant emissions and the Project has the potential to contribute to cumulative air quality impacts. Therefore, this issue will be addressed in the EIR.

d) **Would the project expose sensitive receptors to substantial pollutant concentrations?**

Potentially Significant Impact. The Project's demolition, construction, and operational activities would generate pollutant emissions and the Project has the potential to expose sensitive receptors to pollutant emissions. Therefore, this issue will be addressed in the EIR.

e) **Would the project create objectionable odors affecting a substantial number of people?**

No Impact. The Project includes development of typical commercial and residential land uses on the Project site and would not generate any odors. Therefore, the Project would not create objectionable odors affecting a substantial number of people, and no further analysis of this issue is required.

4. BIOLOGICAL RESOURCES

a) **Would the project 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 regulation, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**

Less Than Significant Impact. A significant impact would occur if a project would remove or modify habitat for any species identified or designated as a candidate, sensitive, or special status species in local or regional plans, policies, or regulation, or by the State or federal regulatory agencies cited above. The Project site is located in an urbanized area of Los Angeles and is currently developed with buildings.

The Project site does not contain any natural open spaces, act as a wildlife corridor, nor possess any areas of significant biological resource value. No hydrological features are present on the site and there are no sensitive habitats present. Due to the lack of biotic resources, no candidate, sensitive, or special status species identified in local plans, policies, regulations, by the California Department of Fish and Game

(CDFG), the California Native Plant Society (CNPS), or the U.S. Fish and Wildlife Service (USFWS) would be expected to occur on the Project site.

Therefore, a less than significant impact would occur and no mitigation measures would be required. Further evaluation of this issue in an EIR is not required.

b) Would the project 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 Game or U.S. Fish and Wildlife Service?

No Impact. A significant impact would occur if riparian habitat or any other sensitive natural community identified locally, regionally, or by the State and federal regulatory agencies cited would be adversely modified by a project. No riparian or other sensitive habitat areas are located on or adjacent to the Project site. Therefore, no impact would occur. Further evaluation of this issue in an EIR is not required.

c) Would the project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact. A significant impact would occur if federally protected wetlands, as defined by Section 404 of the Clean Water Act, would be modified or removed by a project. There are no wetlands or water features on the Project site. Therefore, no impact would occur. Further evaluation of this issue in an EIR is not required.

d) Would the project 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 Impact. A significant impact would occur if a project would interfere or remove access to a migratory wildlife corridor or impede the use of native wildlife nursery sites.

The Project site is currently developed and would not interfere substantially with the movement of any native resident or migratory birds. The Project site is located within an urban area that is highly disturbed. The Project would not involve changes in the existing environment that could interfere with the movement of migratory birds or other wildlife species. In addition, no bodies of water exist on site to provide habitat for fish. As such, Project implementation would neither interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors nor impede the use of native wildlife nursery sites. Therefore, no impact would occur. Further evaluation of this issue in an EIR is not required.

e) **Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?**

Potentially Significant Impact. A significant adverse impact would occur if a project were inconsistent with local regulations pertaining to biological resources. Local ordinances protecting biological resources are limited to the City of Los Angeles Protected Tree Ordinance, as modified by Ordinance 177404. The amended Protected Tree Ordinance provides guidelines for the preservation of all Oak trees indigenous to California (excluding the Scrub Oak or *Quercus dumosa*) as well as the following tree species: Southern California Black Walnut (*Juglans californica* var. *californica*); Western Sycamore (*Platanus racemosa*); and California Bay (*Umbellularia californica*).⁴ Development of the Project would involve removal of existing on-site trees. Therefore, Project impacts related to tree replacement would be further analyzed in the EIR.

f) **Would the project 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 Impact. The Project site is not subject to a Habitat Conservation Plan, a Natural Community Conservation Plan, or other such plan. Therefore, the Project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan, and no further analysis of this issue is required.

5. CULTURAL RESOURCES

a) **Would the project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?**

Potentially Significant Impact. Section 15064.5 of the State CEQA Guidelines defines an historical resources as: 1) a resource listed in or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources; 2) a resource listed in a local register of historical resources or identified as significant in an historical resource survey meeting certain state guidelines; or 3) an object, building, structure, site, area, place, record or manuscript which a lead agency determines to be significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, provided that the lead agency's determination is supported by substantial evidence in light of the whole record. A project-related significant adverse effect would occur if the Project were to adversely affect a historical resource meeting one of the above definitions.

⁴ City of Los Angeles, Ordinance 177404, approved March 13, 2006 and effective April 23, 2006.

The State Office of Historic Preservation recommends that properties over 45 years of age be evaluated for their potential as historic resources. The Macy's building was constructed between 1954 and 1955. Therefore, based on the age of the Macy's building, the potential historic impacts of the Project will be analyzed further in the EIR.

b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?

Less Than Significant Impact. Section 15064.5 of the State CEQA Guidelines defines significant archaeological resources as resources which meet the criteria for historical resources, or resources which constitute unique archaeological resources. A project-related significant adverse effect could occur if the Project were to affect archaeological resources which fall under either of these categories. The Project does not propose any grading or excavation for subterranean levels. The proposed subterranean parking would be provided in the existing Macy's garage. As such, Project impacts with respect to archaeological resources are less than significant and no further analysis of this issue is required.

c) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less Than Significant Impact. A project-related significant adverse effect could occur if grading or excavation activities associated with the Project would disturb paleontological resources or geologic features which presently exist within the Project site. The Project does not propose any grading or excavation activities for subterranean levels. The proposed subterranean parking would be provided in the existing Macy's garage. As such, Project impacts with respect to paleontological resources are less than significant and no further analysis of this issue is required.

d) Would the project disturb any human remains, including those interred outside of formal cemeteries?

Less Than Significant Impact. A project-related significant adverse effect could occur if grading or excavation activities associated with the Project would disturb previously interred human remains. The Project site is located in a heavily urbanized area, and is currently developed. In addition, the Project does not propose any grading or excavation activities for subterranean levels, as the proposed subterranean parking would be provided in the existing Macy's garage. Therefore, the likelihood of encountering human remains on the Project site is minimal, and impacts are less than significant. No further analysis of this issue is required.

6. GEOLOGY AND SOILS

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

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

Potentially Significant Impact. Fault rupture is defined as the surface displacement that occurs along the surface of a fault during an earthquake. Based on criteria established by the California Geological Survey (CGS), faults can be classified as active, potentially active, or inactive. Active faults may be designated as Earthquake Fault Zones under the Alquist-Priolo Earthquake Fault Zoning Act, which includes standards regulating development adjacent to active faults. In addition, the City of Los Angeles designates Fault Rupture Study Zones on each side of active and potentially active faults to establish areas of hazard potential.

There are several principal active faults in the metropolitan region. The greatest of these is the San Andreas Fault, approximately 35 miles (55 kilometers) northwest of downtown Los Angeles, on the other side of the San Gabriel Mountains. Several other important active faults lie closer to and even within the populated area of greater Los Angeles. These include the Sierra Madre fault zone, which runs through parts of Altadena and other foothills communities, the Raymond Fault in San Marino, and the Hollywood and Santa Monica Faults along the southern edge of the Hollywood Hills and Santa Monica Mountains.

However, there are no active or potentially active faults identified by the State as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map that are known to be present beneath the Project site. The nearest active fault closest to the Project site is the North Hollywood Fault, located approximately 2,500 feet south of the site.

The Project would comply with the CGS *Special Publications 117, Guidelines for Evaluating and Mitigating Seismic Hazards in California* (1997), which provides guidance for the evaluation and mitigation of earthquake-related hazards, and with the seismic safety requirements in the California Building Code. Therefore, the Project would not expose people or structures to substantial adverse effects associated with fault rupture. Although no active faults are located within the Project site, potential impacts associated with fault rupture will be analyzed further in an EIR.

- (ii) Strong seismic ground shaking?

Potentially Significant Impact. A significant impact may occur if a project represents an increased risk to public safety or destruction of property by exposing people, property or infrastructure to seismically

induced ground shaking hazards that are greater than the average risk associated with locations in the Southern California region.

Although the Project site is not within an Alquist-Priolo Zone, as with all properties in the seismically active Southern California region, the Project site is susceptible to ground shaking during a seismic event. The main seismic hazard affecting the Project site is moderate to strong ground shaking on one of the local regional faults. As the Project site is located in a seismically active region, the Project would conform to all applicable provisions of the California Building Code with respect to new construction. Adherence to current building codes and engineering practices would ensure that the Project would not expose people, property or infrastructure to seismically induced ground shaking hazards that are greater than the average risk associated with locations in the Southern California region. Nonetheless, as the Project site is located in a seismically active region, this issue will be analyzed further in an EIR.

(iii) Seismic-related ground failure, including liquefaction?

No Impact. Based on the Geotechnical Engineering Investigation prepared for the Project site, the soils underlying the Project site would not be capable of liquefaction during a major seismic event. Therefore, the Project would result in no impacts related to ground-failure, including liquefaction, and no further analysis of this issue is required.

(iv) Landslides?

No Impact. Based on the Geotechnical Engineering Investigation prepared for the Project site, the probability of seismically-induced landslides occurring on the Project site is considered low due to the general lack of elevation difference slope geometry across or adjacent to the site. Therefore, the Project would result in no impacts related to landslides, and no further analysis of this issue is required.

b) Would the project result in substantial soil erosion or the loss of topsoil?

Less Than Significant Impact. During the Project's construction phase, the Project developer would be required to implement SCAQMD Rule 403 – Fugitive Dust to minimize wind and water-borne erosion at the site. Also, the Project developer would be required to prepare and implement a Stormwater Pollution Prevention Plan (SWPPP), in accordance with the National Pollutant Discharge Elimination System (NPDES) General Permit for Discharges of Storm Water Associated with Construction Activity and Land Disturbance Activities. The site-specific SWPPP would be prepared prior to earthwork activities and would be implemented during Project construction. The SWPPP would include best management practices (BMPs) and erosion control measures to prevent pollution in storm water discharge. Typical BMPs that could be used during construction include good-housekeeping practices (e.g., street sweeping, proper waste disposal, vehicle and equipment maintenance, concrete washout area, materials storage, minimization of hazardous materials, proper handling and storage of hazardous materials, etc.) and erosion/sediment control measures (e.g., silt fences, fiber rolls, gravel bags, storm water inlet protection, and soil stabilization measures, etc.). The SWPPP would be subject to review and approval by the City

for compliance with the City's Development Best Management Practices Handbook, Part A, Construction Activities. Additionally, all Project construction activities would comply with the City's grading permit regulations, which require the implementation of grading and dust control measures, including a wet weather erosion control plan if construction occurs during rainy season, as well as inspections to ensure that sedimentation and erosion is minimized. Through compliance with these existing regulations, the Project would not result in any significant impacts related to soil erosion during the construction phase. Additionally, during the Project's operational phase, most of the Project site would be developed with impervious surface, and all stormwater flows would be directed to storm drainage features and would not come into contact with bare soil surfaces. Therefore, no significant impacts related to erosion would occur as a result of Project operation, and no further analysis of this issue is required.

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

Less Than Significant Impact. The Project Applicant would be required to prepare (or have prepared) a Final Geotechnical Report that would address the building standards and recommendations that shall be followed in order to develop the Project building in accordance with building standards that apply to building within the types of soils found at the site, including areas prone to landslide. Through compliance with the City's building code and recommendations of a Final Geotechnical Report, impacts related to soil instability would be less than significant, and no further analysis of this issue is required.

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

No Impact. Based on the Geotechnical Engineering Investigation prepared for the Project site, onsite geologic materials are in the very-low expansion range. Therefore, no impacts related to this issue would occur, and no further analysis of this issue is required.

e) Would the project 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 Impact. The Project would connect to the City's existing sewer system and would not require the use of septic tanks or alternative wastewater disposal systems. Thus, the Project would not result in any impacts related to soils that are incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater. Therefore, no impacts related to this issue would occur, and no further analysis is required.

7. GREENHOUSE GAS EMISSIONS

- a) **Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?**

Potentially Significant Impact. The Project's demolition, construction, and operational activities would generate greenhouse gas emissions and could impact the environment. Therefore, this issue will be addressed in the EIR.

- b) **Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?**

Potentially Significant Impact. The Project's demolition, construction, and operational activities would generate greenhouse gas (GHG) emissions and could have the potential to conflict with plans, policies, or regulations related to reducing GHG emissions. Therefore, this issue will be addressed in the EIR.

8. HAZARDS AND HAZARDOUS MATERIALS

- a) **Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?**

Potentially Significant Impact. A significant impact may occur if a project involves use or disposal of hazardous materials as part of its routine operations and would have the potential to generate toxic or otherwise hazardous emissions that could adversely affect sensitive receptors.

The construction activities are anticipated to use typical, although potentially hazardous, construction materials, including vehicle fuels, paints, mastics, solvents, and other acidic and alkaline solutions that would require special handling, transport, and disposal. During operation, residential and commercial uses would store and use maintenance products, such as cleaning materials. Since the Project would require the transport, use, and disposal of hazardous materials, the potential for an impact exists. Therefore, this issue will be analyzed further in the EIR.

- b) **Would the project create significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?**

Potentially Significant Impact. A significant impact may occur if a project could potentially pose a hazard to nearby sensitive receptors by releasing hazardous materials into the environment through accident or upset conditions.

As the buildings occupying the Project site were constructed prior to 1970, they likely contain asbestos-containing-materials (ACMs) as well as lead-based-paint (LBP). Therefore, construction activities may

have the potential to expose construction workers and sensitive receptors in the Project area to hazards associated with accidental exposure to ACMs and LBP. Therefore, this issue will be analyzed further in an EIR.

c) Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Potentially Significant Impact. As stated previously in subsection (a), the Project may require the transport, use, and/or disposal of hazardous materials. Therefore, this issue will be further analyzed in the EIR.

d) Would the project 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?

Potentially Significant Impact. California Government Code Section 65962.5 requires various State agencies to compile lists of hazardous waste disposal facilities, unauthorized releases from underground storage tanks, contaminated drinking water wells and solid waste facilities where there is known migration of hazardous waste and submit such information to the Secretary for Environmental Protection on at least an annual basis.

A significant impact may occur if a project site is included on any of the above lists and poses an environmental hazard to surrounding sensitive uses. Typically, the types of land uses on the Project site are not anticipated to represent a hazard to the public or environment. Nonetheless, the potential exists for the Project site and/or any number of hazardous materials sites near the Project site, including sites up-gradient from the Project site, to be listed according to Government Code Section 65962.5. Therefore, this issue will be analyzed further in an EIR.

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

No Impact. The Project site is not located within two miles of a public airport. The closest airport is the Bob Hope Airport located approximately 3.0 miles northeast of the site. Thus, the Project would not result in a safety hazard associated with an airport for people residing or working in the Project area. Therefore, no impacts related to this issue would occur, and no further analysis of this issue is required.

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

No Impact. The Project site is not located within two miles of a public airport. The closest airport is the Bob Hope Airport located approximately 3.0 miles northeast of the site. Thus, the Project would not result

in a safety hazard associated with an airport for people residing or working in the Project area. Therefore, no impacts related to this issue would occur, and no further analysis of this issue is required.

g) Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

No Impact. No aspects of the Project would inhibit access to hospitals, emergency response centers, school locations, communication facilities, highways and bridges, or airports. Further, the Project would comply with all applicable City policies related to disaster preparedness and emergency response. Thus, no impacts related to this issue would occur, and no further analysis of this issue is required.

h) Would the project expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

No Impact. The Project is located within dense suburban area and is not located within or near any areas susceptible to wildland fires. Thus, no impacts related to this issue would occur, and no further analysis of this issue is required.

9. HYDROLOGY AND WATER QUALITY

a) Would the project violate any water quality standards or waste discharge requirements?

Potentially Significant Impact. A significant impact may occur if a project discharges water that does not meet the quality standards of agencies that regulate surface water quality and water discharge into stormwater drainage systems. Significant impacts would also occur if a project does not comply with all applicable regulations with regard to surface water quality as governed by the State Water Resources Control Board (SWRCB). These regulations include compliance with the Standard Urban Storm Water Mitigation Plan (SUSMP) requirements to reduce potential water quality impacts. The Project involves the development of residential and commercial uses on land that is currently developed. Development of the Project has the potential to alter the existing surface water runoff drainage pattern and rainfall absorption, causing a net increase of rates of storm water discharge. Therefore, the Project's potential to violate any water quality standards or waste discharge requirements will be further analyzed in an EIR.

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

Potentially Significant Impact. A significant impact may occur if a project includes deep excavations which have the potential to interfere with groundwater movement, or includes withdrawal of groundwater

or paving of existing permeable surfaces that are important to groundwater recharge. The Project does not propose any permanent groundwater wells or pumping activities. All water supplied to the site would be derived from the City's existing water supply and infrastructure. It is possible that there would be an increase in the amount of impervious surfaces located on the Project site upon completion of Project construction. The Project does not propose any grading or excavation for subterranean levels. The proposed subterranean parking would be provided in the existing Macy's garage. As such, there is no potential for dewatering required on site. The EIR will provide additional analysis to assess the Project's potential to result in hydrology and water quality impacts, and any required mitigation measures.

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

Less Than Significant Impact. A significant impact may occur if a project would substantially alter drainage patterns resulting in a significant increase in erosion or siltation during construction or operation of a project. There are no natural watercourses on the Project site. The Project site is currently developed. As part of the Project, grading and construction activities may temporarily alter the existing drainage patterns of the site. If not properly designed, the Project could result in erosion and siltation during construction and operation. The EIR will provide additional analysis to assess the Project's potential to result in hydrology and water quality impacts, including analysis of increases in siltation, the adequacy of the proposed drainage plans, and the use of best management practices during construction.

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

Less Than Significant Impact. A significant impact may occur if a project results in increased runoff volumes during construction or operation of the project would result in flooding conditions affecting the project site or nearby properties. Grading and construction activities on the Project site may temporarily alter the existing drainage patterns of the site and reduce off-site flows. The EIR will provide additional analysis to assess the Project's potential to result in hydrology and water quality impacts, including the changes in on-site drainage patterns, any changes in runoff volumes resulting from the development of the Project, the available storm drain system capacity off-site, and the adequacy of the proposed grading and drainage plan.

e) Would the project create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

Less Than Significant Impact. A significant impact may occur if a project would increase the volume of storm water runoff to a level which exceeds the capacity of the storm drain system serving a project site, or if the proposed project would introduce substantial new sources of polluted runoff. As with any

construction project, construction of the Project could contribute to the degradation of existing surface water quality conditions primarily due to: 1) potential erosion and sedimentation during the grading phase; 2) particulate matter from dirt and dust generated on the site; and 3) construction activities and equipment. The EIR will provide additional analysis to assess the Project's potential to result in hydrology and water quality impacts, including the adequacy of the proposed drainage plan, best management practices (BMPs), as well as existing water quality regulations and standards.

f) Would the project otherwise substantially degrade water quality?

Less Than Significant Impact. As previously discussed, the Project could involve the use of contaminants that could potentially degrade water quality if not properly handled and stored. Therefore, the EIR will provide additional analysis to assess the Project's potential to result in hydrology and water quality impacts.

g) Would the project place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

No Impact. The Project site is not located within a 100-year flood hazard area. Thus, the Project would not place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. Therefore, no impacts related to this issue would occur.

h) Would the project place within a 100-year flood hazard area structures which would impede or redirect flood flows?

No Impact. The Project site is not located within a 100-year flood hazard area. Thus, the Project would not place within a 100-year flood hazard area structures that would impede or redirect flood flows. Therefore, no impacts related to this issue would occur, and no further analysis of this issue is required.

i) Would the project expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

No Impact. The Project site is not located in any area susceptible to floods associated with a levee or dam. Therefore, the Project would not expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam, and no further analysis of this issue is required.

j) Would the project expose people or structures to a significant risk of loss, injury or death involving inundation by seiche, tsunami, or mudflow?

No Impact. The Project site is not in an area susceptible to seiches, tsunamis, or mudflows. Therefore, the Project would not expose people or structures to a significant risk of loss, injury, or death involving inundation by seiche, tsunami, or mudflow, and no further analysis of this issue is required.

10. LAND USE AND PLANNING

a) Would the project physically divide an established community?

No Impact. A significant impact may occur if a project is sufficiently large enough or otherwise configured in such a way as to create a physical barrier within an established community (a typical example would be a project which involved a continuous right-of-way such as a roadway which would divide a community and impede access between parts of the community). The Project site is developed and located in a dense suburban area of the City and the Project is not of a size or type to physically divide a community. Therefore, no impacts related to this issue would occur, and no further analysis of this issue is required.

b) Would the project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Potentially Significant Impact. The Project includes development of the Project site with commercial and residential land uses, requiring the approval of discretionary actions. It is possible that the Project could conflict with applicable plans, policies, and regulations related to development of the Project site. Therefore, this issue will be addressed in the EIR.

c) Would the project conflict with any applicable habitat conservation plan or natural community conservation plan?

No Impact. The Project site is not subject to any applicable habitat conservation plan or natural community conservation plan. Therefore, the Project would not conflict with any applicable habitat conservation plan or natural community conservation plan, and no further analysis of this issue is required.

11. MINERAL RESOURCES

- a) **Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?**

No Impact. The Project site is located in a fairly urbanized part of the City. There are no known mineral resources on the Project site or in the vicinity. Thus, the Project would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state. Therefore, no impacts related to issue would occur, and no further analysis of this issue is required.

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

No Impact. The Project site is located in a fairly urbanized part of the City. The Project site is not identified as a mineral resource recovery site. Thus, the Project would not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. Therefore, no impacts related to issue would occur, and no further analysis of this issue is required.

12. NOISE

- a) **Would the project result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?**

Potentially Significant Impact. Construction and operational activities associated with the Project would create noise that could exceed applicable standards. Therefore, this issue will be addressed in the EIR.

- b) **Would the project result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?**

Potentially Significant Impact. Construction and operational activities associated with the Project would expose people to groundborne noise. Therefore, this issue will be addressed in the EIR.

- c) **Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?**

Potentially Significant Impact. Construction and operational activities associated with the Project would create noise that could exceed applicable standards. Therefore, this issue will be addressed in the EIR.

d) Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Potentially Significant Impact. Construction and operational activities associated with the Project would create noise that could exceed applicable standards. Therefore, this issue will be addressed in the EIR.

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

No Impact. The Project site is not located within an airport land use plan or within two miles of a public airport or public use airport. Therefore, the Project would not expose people residing or working in the Project area to excessive noise levels and no impact would occur, and no further analysis of this issue is required.

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

No Impact. The Project site is not located in the vicinity of a private airstrip. Therefore, the Project would not expose people residing or working in the Project area to excessive noise levels and no impact would occur, and no further analysis of this issue is required.

13. POPULATION AND HOUSING

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

Potentially Significant Impact. The Project would increase the amount of commercial development at the Project site and would add residential development. As such, the Project could increase the number of residents in the Project area. Therefore, this issue would be addressed in the EIR.

b) Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

No Impact. No housing exists on the Project site. Therefore, the Project would not displace any existing housing, necessitating the construction of replacement housing elsewhere, and no further analysis of this issue is required.

c) Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

No Impact. No people live on the Project site. Therefore, the Project would not displace any residents, necessitating the construction of replacement housing elsewhere, and no further analysis of this issue is required.

14. PUBLIC SERVICES

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objective for any of the following public services:

(i) Fire protection?

Potentially Significant Impact. The Project would increase the amount of commercial development at the Project site and would add residential development. As such, the Project could increase the demand for fire protection services in the Project area. Therefore, this issue would be addressed in the EIR.

(ii) Police protection?

Potentially Significant Impact. The Project would increase the amount of commercial development at the Project site and would add residential development. As such, the Project could increase the demand for police protection services in the Project area. Therefore, this issue would be addressed in the EIR.

(iii) Schools?

Potentially Significant Impact. The Project would increase the amount of commercial development at the Project site and would add residential development. As such, the Project could increase the demand for fire school services in the Project area. Therefore, this issue would be addressed in the EIR.

(iv) Parks?

Potentially Significant Impact. The Project would increase the amount of commercial development at the Project site and would add residential development. As such, the Project could increase the demand for parks and recreational services in the Project area. Therefore, this issue would be addressed in the EIR.

(v) **Other public facilities?**

Libraries

Potentially Significant Impact. The Project would increase the amount of commercial development at the Project site and would add residential development. As such, the Project could increase the demand for library services in the Project area. Therefore, this issue would be addressed in the EIR.

15. RECREATION

a) **Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?**

Potentially Significant Impact. The Project would increase the amount of commercial development at the Project site and would add residential development. As such, the Project could increase the demand for parks and recreational services in the Project area. Therefore, this issue would be addressed in the EIR.

b) **Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?**

Potentially Significant Impact. The Project would increase the amount of commercial development at the Project site and would add residential development. As such, the Project could increase the demand for parks and recreational services in the Project area. Therefore, this issue would be addressed in the EIR.

16. TRANSPORTATION AND TRAFFIC

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

Potentially Significant Impact. The Project would remove existing land uses from the Project site and would develop the site with new commercial and residential land uses. The Project would result in an increase of traffic in the Project area. Therefore, this issue will be addressed in the EIR.

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

Potentially Significant Impact. The Project would remove existing land uses from the Project site and would develop the site with new commercial and residential land uses. The Project would result in an increase of traffic in the Project area. Therefore, this issue will be addressed in the EIR.

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

No Impact. A significant impact would occur if a proposed project included an aviation-related use and would result in safety risks associated with such use. The Project does not include any aviation-related uses. Furthermore, as discussed under Checklist Question VII(e), the Project site is not located within an airport land use plan area or within two miles of a public airport or public use airport. Safety risks associated with a change in air traffic patterns would not occur. Therefore, no impact would occur and no mitigation measures would be required. Further evaluation of this issue in an EIR is not required.

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

Potentially Significant Impact. A significant impact may occur if a project includes new roadway design or introduces a new land use or project features into an area with specific transportation requirements, characteristics, or project access or other features designed in such a way as to create hazardous conditions. It is unknown at this time whether the Project may increase hazards due to a design feature or incompatible uses. Therefore, this issue will be analyzed further in the EIR.

e) Would the project result in inadequate emergency access?

Potentially Significant Impact. A significant impact may occur if a project design does not provide emergency access meeting the requirements of the LAFD or in any other way threatens the ability of emergency vehicles to access and serve the project site or adjacent uses. The increased traffic and population due to the proposed residential units and patronage of the commercial uses on-site could obstruct emergency vehicle access to the Project site and adjacent uses in the Project vicinity. Therefore, the EIR will provide additional analysis to assess the Project's potential to result in traffic impacts.

f) Would the project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

Potentially Significant Impact. A significant impact may occur if a project would conflict with adopted policies or involve modification to existing alternative transportation facilities located on- or off-site. The

potential of the Project to conflict with adopted policies, plans, and programs supporting alternative transportation will be analyzed in the EIR.

17. UTILITIES AND SERVICE SYSTEMS

a) Would the project exceed wastewater treatment requirements of the applicable regional water quality control board?

Potentially Significant Impact. The Project would remove existing land uses from the Project site and develop the site with new commercial and residential land uses, which would increase the demand for wastewater treatment. Thus, this issue will be addressed in the EIR.

b) Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Potentially Significant Impact. The Project would remove existing land uses from the Project site and develop the site with new commercial and residential land uses, which would increase the demand for water and wastewater treatment. Thus, this issue will be addressed in the EIR.

c) Would the project require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Potentially Significant Impact. A significant impact may occur if the volume of stormwater runoff were to increase to a level exceeding the capacity of the storm drain system serving the Project site, to the extent that existing facilities would need to be expanded. The potential of the Project to result in the construction of new or expanded stormwater facilities will be analyzed in the EIR.

d) Would the project have significant water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Potentially Significant Impact. The Project would remove existing land uses from the Project site and develop the site with new commercial and residential land uses, which would increase the demand for water supply. Thus, this issue will be addressed in the EIR.

e) **Would the project 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?**

Potentially Significant Impact. The Project would remove existing land uses from the Project site and develop the site with new commercial and residential land uses, which would increase the demand for wastewater treatment. Thus, this issue will be addressed in the EIR.

f) **Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?**

Potentially Significant Impact. The Project would remove existing land uses from the Project site and develop the site with new commercial and residential land uses, which would increase the demand for landfill capacity. Thus, this issue will be addressed in the EIR.

g) **Would the project comply with federal, state, and local statutes and regulations related to solid waste?**

Less Than Significant Impact. The Project would be required to comply with all applicable federal, state, and local statutes and regulations related to solid waste generation, and no significant impacts related to this issue would occur, and no further analysis of this issue is required.

18. MANDATORY FINDINGS OF SIGNIFICANCE

a) **Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?**

Potentially Significant Impact. For the reasons stated in this Initial Study, the Project would have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. An EIR will be prepared to analyze and document these potentially significant impacts. All feasible mitigation measures will be identified to reduce the identified significant impacts.

b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Potentially Significant Impact. The potential for cumulative impacts occurs when the independent impacts of the project are combined with the impacts of related projects in proximity to the Project site such that impacts occur that are greater than the impacts of the Project alone. Located within the vicinity of the Project site are other past, current, and/or reasonably foreseeable projects whose development, in conjunction with that of the Project, may contribute to potential cumulative impacts. Impacts of the Project on both an individual and cumulative basis will be addressed in an EIR. Therefore, the potential for cumulative impacts related to aesthetics, air quality, cultural resources, geology and soils, hazards, hydrology, land use and planning, noise, transportation and traffic, and utilities and service systems resulting from the Project in conjunction with the applicable related projects will be analyzed and documented in an EIR.

The potential for significant cumulative impacts from the other environmental issues that are not to be evaluated and documented in the EIR can be assessed at this time. Cumulative impacts are concluded to be less than significant for those issues for which it has been determined that the Project’s incremental contribution would be less than significant. Therefore, only those aspects of the Project to be analyzed and documented in an EIR are concluded to have the potential for significant cumulative impacts

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

Less Than Significant Impact. For the reasons stated in this Initial Study, the Project could potentially cause substantial adverse effects on human beings, either directly or indirectly. As a result, these potential effects will be analyzed further in the EIR.