
PALAZZO WESTWOOD PROJECT EIR
TECHNICAL APPENDICES
VOLUME I OF II

Lead Agency:
LOS ANGELES DEPARTMENT OF CITY PLANNING
ENVIRONMENTAL REVIEW UNIT
200 North Spring Street, Room 763
Los Angeles, California 90012
Attn: Maya Zaitzevsky

EIR Consultant:
ENVICOM CORPORATION
28328 Agoura Road
Agoura Hills, California 91301
Attn: Laura Kaufman, AICP
ENV-2000-3213
SCH #2000101123

Project Applicant:
CASDEN PROPERTIES
9090 Wilshire Boulevard, 3rd Floor
Beverly Hills, California 90211
Attn: Greg Smith; Ron Mayhew

February 2003

Volume I of II

Appendix A Initial Study/Notice of Preparation/Agency and Public
Comment Letters on the NOP/Comment Letters on the Previous
(February 2002) Palazzo Westwood Draft

Volume II of II

Appendix B Air Quality
Appendix C Cultural Resources
Appendix D Geology
Appendix E Hazardous Materials
Appendix F Noise
Appendix G Traffic
Appendix H Land Use

APPENDIX A

**INITIAL STUDY / NOTICE OF PREPARATION / AGENCY AND
PUBLIC COMMENT LETTERS ON THE NOP /
COMMENT LETTERS ON THE PREVIOUS (FEBRUARY 2002)
PALAZZO WESTWOOD DRAFT EIR**

APPENDIX A

**INITIAL STUDY / NOTICE OF PREPARATION / AGENCY AND NOP
COMMENT LETTERS**

CITY OF LOS ANGELES

OFFICE OF THE CITY CLERK
ROOM 615, CITY HALL
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

INITIAL STUDY AND CHECKLIST

(Article IV - City CEQA Guidelines)

LEAD CITY AGENCY <i>Planning Department</i>	COUNCIL DISTRICT <i>CD-5</i>	DATE <i>8/10/00</i>
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RESPONSIBLE AGENCIES

Planning

PROJECT TITLE/NO.

CASE NO.

E 003213

PREVIOUS ACTIONS CASE NO.

See attached

☐ DOES have significant changes from previous actions.

☐ DOES NOT have significant changes from previous actions.

PROJECT DESCRIPTION:

Palazoo Westwood, a mixed use project in Westwood Village consists of neighborhood retail (115,000 sq ft) and residential (413,400 sq ft) apartments. Proposed uses include drug store, 3 restaurants, 350 apartments, recreational facilities, 1550 parking spaces with 25 bicycle slots. Parking will be provided on 3 subterranean levels. Applicant is seeking amendments to the Westwood Specific Plan and a revocable subsurface encroachment permit.

ENVIRONMENTAL SETTING:

The proposed project is situated in a dense area composed of primarily C4 and C3 zones with Q conditions. Commercial use includes specialty shops, hotels, theatre, restaurants. Residential use composed of condominiums and apartments. 1070 Glendon Ave is recognized as a historic structure with several historic structures located across the alley between Westwood and Glendon Ave. 1070 Glendon is the only building on the project site.

PROJECT LOCATION *1001 - 1029 Tiverton Ave. 1020 - 1070 Glendon Ave.*
1015 - 1065 Glendon Ave. L.A. CA.

PLANNING DISTRICT

Westwood Plans

STATUS:

☐ PRELIMINARY

☐ PROPOSED

☒ ADOPTED *10/17/99* date *3/27/91*

EXISTING ZONING

see above

C4-20-0

MAX. DENSITY ZONING

☐ DOES CONFORM TO PLAN

PLANNED LAND USE & ZONE

C2, C4, P, PB

MAX. DENSITY PLAN

☒ DOES NOT CONFORM TO PLAN

SURROUNDING LAND USES

C4-20-0 [Q] R3-1-0

PROJECT DENSITY

☐ NO DISTRICT PLAN

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.
- ☐ 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.

Edward P. Reyes

SIGNATURE

City Planning Associate

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 Section XVII, "Earlier Analysis," 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 one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Public Services |
| <input type="checkbox"/> Agricultural Resources | <input checked="" type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Land Use/Planning | <input checked="" type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Biological Resources | <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 type="checkbox"/> Population/Housing | |

INITIAL STUDY CHECKLIST (To be completed by the Lead City Agency)

BACKGROUND

PROFONENT NAME Carl Steinberg, Casden Properties		PHONE NUMBER (310) 385-5064
PROFONENT ADDRESS 9090 Wilshire Blvd., 3rd Fl. Beverly Hills, CA 90211		
AGENCY REQUIRING CHECKLIST City of L.A. Planning Dept		DATE SUBMITTED 1
PROPOSAL NAME (If Applicable) Palazzo Westwood		

ENVIRONMENTAL IMPACTS

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

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS. Would the project:				
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

II. AGRICULTURAL 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. 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Conflict the existing zoning for agricultural use, or a Williamson Act Contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

III. 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 result in:

- | | | | | |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a. Conflict with or obstruct implementation of the SCAQMD or Congestion Management Plan? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the air basin is non-attainment (ozone, carbon monoxide, & PM 10) under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

IV. BIOLOGICAL RESOURCES. Would the project:

a. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance (e.g., oak trees or California walnut woodlands)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

V. CULTURAL RESOURCES: Would the project:

a. Cause a substantial adverse change in significance of a historical resource as defined in State CEQA §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Cause a substantial adverse change in significance of an archaeological resource pursuant to State CEQA §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

VI. GEOLOGY AND SOILS. Would the project:

a. Exposure of 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.

☐ ☒ ☐ ☐

ii. Strong seismic ground shaking?

☐ ☒ ☐ ☐

iii. Seismic-related ground failure, including liquefaction?

☐ ☐ ☒ ☐

iv. 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 potential 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?

☐ ☐ ☒ ☐

VII. HAZARDS AND 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

☐ ☐ ☒ ☐

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 plain as mapped on federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

h. Place within a 100-year flood plain 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
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

IX. LAND USE AND PLANNING. Would the project:

a. Physically divide an established community?

b. Conflict with 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, 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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

X. MINERAL RESOURCES. Would the project:

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances; or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for the people residing or working in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VIII. HYDROLOGY AND WATER QUALITY. Would the proposal result in:

a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially deplete groundwater supplies or interfere 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 land uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

XI. NOISE. Would the project:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Exposure of persons to or generation of noise in level in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Exposure of people to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

XII. 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Displace substantial numbers of existing housing necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Displace substantial numbers of people necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

XIII. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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:

a. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Police protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Schools?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Other governmental services (including roads)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

XIV. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

XV. TRANSPORTATION/CIRCULATION. Would the project:

a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to ratio capacity on roads, or congestion at intersections)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

XVI. UTILITIES. Would the project:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Have sufficient water supplies available to serve the project from existing entitlements and resource, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

XVII. MANDATORY FINDINGS OF SIGNIFICANCE.

a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Does the project have environmental effects which cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION OF THE ENVIRONMENTAL EVALUATION (Attach additional sheets if necessary)

PREPARED BY	TITLE	TELEPHONE #	DATE
<i>Edward P. Reynolds</i>	<i>City Planning Associate</i>	<i>213 580-5555</i>	<i>8/22/00</i>

WORKSHEET

TO BE USED IN CONJUNCTION WITH THE CITY ADOPTED THRESHOLDS GUIDE
AS SUBSEQUENTLY REVISED

		YES	NO	MAYBE
I. AESTHETICS				
a)	Would the proposed project involve development in an existing natural open space or would substantially affect a scenic vista as defined by the code or community plan? <u>comment:</u>		✓	
b)	Would the project result in the removal or damage scenic resources such as trees, rock outcroppings, historic buildings that contribute to valued aesthetic character or image of the neighborhood, community or city designated scenic highway? (use community plans to identify scenic highways) <u>comment:</u>		✓	
c)	Would the proposed project substantially damage the existing visual character or quality of the site and its surroundings? <u>comment:</u>			✓

	YES	NO	MAYBE
<p>d) Would the proposed project introduce light likely to increase ambient nighttime illumination or glare levels beyond the property line of the project?</p> <p><u>comment:</u></p>			✓
<p>e) Does the project include any discretionary request/action that would increase density, height and bulk in area where there is a consistent them, style, or building height and setbacks?</p> <p><u>comment:</u></p>			✓
<p>A "yes" response to any of the above questions indicates that the project may have a potentially significant aesthetic impact unless possible mitigation measures are imposed.</p>			
<p>II. AGRICULTURAL RESOURCES</p>			
<p>a,b&c) Would the project involve any discretionary action or any other changes that could convert any prime agricultural land or zoning into none agricultural uses. (Refer to California Agricultural Land Evaluation and Site Assessment Model (1997) map).</p> <p><u>comment:</u></p>		✓	
<p>A "yes" response to the above question indicates a potentially significant impact on agricultural resources unless possible mitigation measures are imposed.</p>			

		YES	NO	MAYBE
III. AIR QUALITY				
a)	Would site preparation or construction activities for the proposed project result in substantial emissions that would not be controlled on site by existing regulations?			✓
<u>comment:</u>				
	A.Q.M.D. permit required?			✓
<u>comment:</u>				

			YES	NO	MAYBE
b&c) Construction Emissions Calculation Formula: E = (Project square footage/1,000 x (table 9-1 emission factor)(number of days to construct)					✓
<u>Pollutant</u>	<u>Significant Thresholds</u> (lbs./day)	<u>Proposed Project</u>			
ROG	55	_____			
NOX	55	_____			
CO	550	_____			
PMIO	150	_____			
SOX	150	_____			
(Use CEQA Air Quality Handbook or AQMD Table 9-1 Appendix 9 to determine projects pollutants lbs./day)					
Operational Emissions Calculation Formula: E = (Project square footage/1,000 or number of dwelling unit (for residential) x (table 9-1 emission factor)					
<u>Pollutant</u>	<u>Significant Thresholds</u> (lbs./day)	<u>Proposed Project</u>			
ROG	55	_____			
NOX	55	_____			
CO	550	_____			
PMIO	150	_____			
SOX	150	_____			
(Use CEQA Air Quality Handbook or AQMD Table 9-1 Appendix 9 to determine projects pollutants lbs./day)					
<u>comment:</u>					
If any threshold is exceeded, applicant shall be required to prepare an air quality analysis.					

	YES	NO	MAYBE
<p>d) Is the project located near a sensitive receptor such as residences, board & care facilities, schools, playgrounds, hospitals, parks, child care centers, and outdoor athletic facilities?</p> <p><u>comment:</u> project is located near a university with hospital facilities</p>	✓		
<p>e) Would the project create objectionable odors through operation, use or storage of chemical materials?</p> <p><u>comment:</u></p>		✓	
<p>IV. BIOLOGICAL RESOURCES</p> <p>For projects proposed on sites within the City of Los Angeles that are located in Area 5 of Exhibit G-1, or in the unshaded portions of Exhibits G-2 through G-5.</p>			
<p>a) Do known individuals or populations of a sensitive species use or inhabit the site during one or more seasons of the year, according to a readily available published accounts, the project proponent and/or property owner?</p> <p><u>comment:</u></p>		✓	

	YES	NO	MAYBE
<p>Is the project site immediately adjacent to undeveloped natural open space containing native vegetation (such as the shaded areas on Exhibits G-2 through G-5) or does the site appear to serve as a buffer between existing development and more natural habitat areas?</p> <p><u>comment:</u></p>		✓	
<p>b&c) Is a natural water source, such as a lake, river, vernal pool, ephemeral stream, marsh or the ocean present on or adjacent to the site?</p> <p><u>comment:</u></p>		✓	
<p>For projects proposed on sites within the City of Los Angeles that are located within a shaded open space area as identified on Exhibits G-2 through G-5.</p>			
<p>Do known individuals or populations of a sensitive species use or inhabit the site during one or more seasons of the year, according to readily available published accounts, the project proponent and/or property owner?</p> <p><u>comment:</u></p>		✓	

	YES	NO	MAYBE
<p>d) Does the site serve as a buffer between existing development and more natural habitat areas?</p> <p><u>comment:</u></p>		✓	
<p>Does the site serve as known wildlife movement corridor between habitat areas?</p> <p><u>comment:</u></p>		✓	
<p>e) Is there any known significant or endangered plant/animal such as oak tree, the project site. Specify _____</p> <p>No. of existing trees: _____</p> <p>No. of trees to be removed: _____</p> <p><u>comment:</u></p>		✓	

	YES	NO	MAYBE
<p>f) Does the project site contain natural open space and/or known native vegetation within any local, regional or state habitat conservation plan (check local plans)?</p> <p><u>comment:</u></p>		✓	
<p>A "yes" to any of the above project means that a potentially significant Biological Resources may occur unless appropriate mitigation measures are imposed. Staff should field check site to visually identify where existing development, natural areas and drainage swales are located. Staff should take to ESAC if it is believed that a biota study should be performed by the applicant.</p>			
<p>V. CULTURAL RESOURCES</p>			
<p>a) Are there historical resources on the project site or in the vicinity which would be adversely impacted by the project through, for example, demolition, construction, conversion, rehabilitation, relocation, or alteration? (check the City historic landmark listings)</p> <p><u>comment:</u> The project site is adjacent to existing historical landmarks.</p>	✓		
<p>b&d) Would the proposed project occur in an area with archaeological resources, human remains having archaeological associations, an archaeological study area, or a Native American sacred place, and involve grading, excavation, accelerated erosion, or other activities or changes to the site that could effect archaeological resources?</p> <p><u>comment:</u></p>			✓

	YES	NO	MAYBE
<p>c) Could implementation of the project result in the disturbance of surface or subsurface fossils, either through site preparation, construction or operational activities, or through an increase in human activities at or near fossil site?</p> <p><u>comment:</u></p>			✓
<p>A "yes" response to any of the above questions indicates the project may have a significant cultural resources impact and an MND or EIR may be required unless mitigated to a non-significant level.</p>			
<p>VI. GEOLOGY AND SOIL</p>			
<p>a&c) Is the project located in an area susceptible to unusual geologic hazards considering the following:</p> <p>Designation on official maps and databases; Past episodes on-site or in the surrounding area; and Physical properties of the site, including the topography, soil or underlying bedrock (including thickness of bedrock and soil compressibility, strength, moisture content, and distribution)? (check State Seismic Maps)</p> <p><u>comment:</u></p>			✓
<p>b) Would the project result in grading, clearing or excavation of more than 20,000 cubic yards; on a slope of ten percent or more; or 1,000 cubic yards in Mulholland Scenic Corridor?</p> <p>Does the project include grading, clearing, or excavation activities in an area of known or suspected erosion hazard (based upon designation on official maps and databases)?</p> <p><u>comment:</u> Project application indicates the removal of 33,000 cubic yards of dirt for 3 levels of subterranean soil</p>	✓		

	YES	NO	MAYBE
<p>d) Would the project be located on expansive soil, as defined in Table 18-1-b of the Uniform Building Code (1999) (for project that is located on hillside, liquefaction area that requires soil report)?</p> <p><u>comment:</u></p>			✓
<p>e) Would the project require the use of septic tanks or alternative waste water disposal systems?</p> <p><u>comment:</u></p>		✓	
VII. HAZARDS AND HAZARDOUS MATERIALS			
<p>a) Would the project transport or manage hazardous or potentially hazardous explosive substances (including, but not limited to, oil, pesticides, chemicals, or radioactive materials)?</p> <p><u>comment:</u></p>		✓	
<p>b) Would the project create a health hazard through activities that involve the disturbance, removal, storage, or disposal of Asbestos Material or lead paints or any hazardous substance? (e.g. Demolition of existing structures which may contain any of the above substances)</p> <p><u>comment:</u></p>			✓

	YES	NO	MAYBE
<p>c) Would the project locate people adjacent to a health hazard, or close to sensitive receptors? (i.e., schools, hospitals, daycare, home of the elderly, parks)</p> <p><u>comment:</u> Project is located near a university and hospital facilities.</p>	✓		
<p>d) Is project located on a site included in the hazardous waste and substance site list? (check list), and/or within an "O" District or within 500 feet of an operating or closed extraction well?</p> <p><u>comment:</u></p>		✓	
<p>e&f) Is project located within the Airport Hazard Zone as shown on the District Map?</p> <p><u>comment:</u></p>		✓	
<p>g) Would the project require a new or revised risk management plan, emergency response, or emergency evacuation plan?</p> <p><u>comment:</u></p>			✓

		YES	NO	MAYBE
h)	Is project located within the Mountain Fire District?		✓	
<u>comment:</u> 				
A "yes" response to any of the preceding questions indicate possible significant potential hazards impact unless possible mitigation measures are imposed.				
VIII. HYDROLOGY AND WATER QUALITY				
a)	Would the project include surface or subsurface application or introduction of potential contaminants or waste materials during construction or operation which might violate any water quality standards or waste discharge requirement? Examples of such projects include: on-site disposal systems (septic systems), holding/equalization tanks, evaporation ponds, underground or above-ground storage tanks, percolation ponds and leachfields, landfills and other land surface waste disposal facilities, land treatment units (bioremediation), oil field brine disposal, and agricultural activities.			✓
<u>comment:</u> 				

	YES	NO	MAYBE
<p>b) Does the project include the installation of production water wells or a permanent groundwater extraction or dewatering system in groundwater basin used for potable water supply purposes?</p> <p><u>comment:</u></p>			✓
<p>c) Would project implementation affect a surface water body that the amount of surface water, current, course or direction of flow would change?</p> <p><u>comment:</u></p>			✓
<p>d) Would the run-off factor for the developed project size exceed the percentage of imperviousness for the existing land use category, as contained in the Bureau of Engineering Manual, Part G, Storm Drain Design?</p> <p><u>comment:</u></p>			✓

	YES	NO	MAYBE
<p>e&f) Would run-off from the project site drain onto any street or on to adjacent properties, other than public right-of-way (ROW)?</p> <p>Indicate potentially significant unless mitigation incorporated if project involves any of the following:</p> <ul style="list-style-type: none"> a) Single-family development on hillside b) 10 or more unit subdivision project c) New restaurant construction d) New gas/auto repair e) Auto repair facility f) 100,000 sq. ft. of commercial or industrial development g) Parking lot of 25 spaces or more <p><u>comment:</u> 2 new restaurants are being proposed in a mixed use setting</p>	✓		
<p>g&h) Is the project located within a 100-year flood plain, an area designated as hillside (as identified in the Los Angeles Municipal Code (LAMC) Section 91.7001), or other know flood-prone area?</p> <p><u>comment:</u></p>		✓	

	YES	NO	MAYBE
i) Is project located in proximity to a river, ocean, or dam? or from the flood hazard zone from a dam breach? <u>comment:</u>			✓
j) Is project located within a liquefaction area, ocean or hillside area known for mudflow? <u>comment:</u>		✓	
A "yes" response to any of the above questions indicates possible potential significant hydrology and water quality impact unless possible mitigation measures are imposed.			

		YES	NO	MAYBE
IX. LAND USE				
a)	Would the project include a land use type that is incompatible with existing or proposed adjacent land uses (due to size, intensity, density or type of use)?			✓
<u>comment:</u>				
	Would the project include features such as a highway, above-ground infrastructure, or an easement through an established neighborhood community that could cause a permanent disruption in the physical arrangement of that established community or otherwise isolate an existing land use?			✓
<u>comment:</u>				
	Would the project result in a "spot" zone?		✓	
<u>comment:</u>				
b&c)	Is the project inconsistent with the General Plan or its elements, or an applicable specific plan, local coastal plan, redevelopment plan, interim control ordinance or adopted environmental goals or policies?	✓		
<u>comment:</u> Applicant is requesting a plan amendment.				

		YES	NO	MAYBE
X. MINERAL RESOURCES				
a&b) Is the project located within, or would it block access to, a MRZ-2, or other known or potential mineral resource area (based upon designation on official city maps and databases, General Plan, Supplemental Use District) <u>comment:</u>			✓	
A "yes" response indicates potential significant impacts unless possible mitigation measures are imposed.				
XI. NOISE				
a&b) Would the proposed project introduce a stationary noise source likely to be audible beyond the property line of the project site or in violation of local ordinances? (Staff should field check project proximity to a residential zone and assess the nature of operation of the project in terms of noise generation. If need be, noise study should be required for proper evaluation) <u>comment:</u>		✓		
Would project development result in a noise-sensitive land use being located within 3,000 feet of a railroad line? <u>comment:</u>			✓	

	YES	NO	MAYBE
<p>c) Would the project introduce a permanent increase in ambient noise in the project vicinity?</p> <p><u>comment:</u></p>	✓		
<p>d) Would the project involve construction activities that would occur within 500 feet of a noise sensitive use? (e.g., school, hospital, daycare, etc.)</p> <p><u>comment:</u></p>			✓
<p>e) If the proposed project includes the construction or expansion of an airport or heliport and has the potential to expose noise-sensitive land uses to high noise levels (through proximity of such land uses to the flight path, etc.), would the project result in an incompatible land use existing within the 65dB CNEL contour of an airport or heliport? (check the district map for airport flight path)</p> <p><u>comment:</u></p>		✓	
<p>f) Is project located within the vicinity of an airstrip?</p> <p><u>comment:</u></p>		✓	
<p>A "yes" response to any of the above questions indicates possible significant noise impact unless feasible mitigation measures can be imposed.</p>			

		YES	NO	MAYBE
XII. POPULATION AND HOUSING				
a)	GROWTH Would the project include a General Plan amendment which would result in an increase in population over that projected in the adopted Community Plan or General Plan? (i.e., 75 units or more of new housing development, 100,000 sq. ft. or more of non-residential development.) <u>comment:</u>			✓
b)	DISPLACEMENT Would the project result in a <u>net</u> loss of housing equal to or greater than a one-half block equivalent of habitable units through demolition, conversion, or other means? (One-half block is generally equivalent to 15 single-family or 25 multi-family dwelling units.) <u>comment:</u>		✓	
c)	Would the project result in the <u>net</u> loss of 3 or more units of any existing housing units affordable to very low- or low-income households (as defined by Federal and/or City standards), through demolition, conversion, or other means? <u>comment:</u>		✓	
A "yes" response to any of the above questions indicates a possible significant noise impact unless feasible mitigation measures are imposed.				

		YES	NO	MAYBE																																			
XIII. PUBLIC SERVICES (Police, Fire, Schools, Parks, etc.)																																							
<p>2) FIRE</p> <p>Would the project be located farther from an engine or truck company than the maximum response distances, based on the project's proposed land use(s), as indicated in the following chart?</p> <table border="1"> <thead> <tr> <th rowspan="2"><u>Land Use</u></th> <th colspan="2"><u>Maximum Response Distance (miles)</u></th> </tr> <tr> <th><u>Engine Company</u></th> <th><u>Truck Company</u></th> </tr> </thead> <tbody> <tr> <td>Neighborhood Land Uses</td> <td></td> <td></td> </tr> <tr> <td>Low Density Residential/</td> <td></td> <td></td> </tr> <tr> <td>High Density Residential/</td> <td></td> <td></td> </tr> <tr> <td>Neighborhood</td> <td>1.50</td> <td>2.00</td> </tr> <tr> <td>Regional Land Use</td> <td></td> <td></td> </tr> <tr> <td>Commercial Industrial/</td> <td></td> <td></td> </tr> <tr> <td>Commercial</td> <td>1.00</td> <td>1.50</td> </tr> <tr> <td>Commercial and Industrial Centers</td> <td></td> <td></td> </tr> <tr> <td>High Density Commercial/</td> <td></td> <td></td> </tr> <tr> <td>High Density Industrial</td> <td>0.75</td> <td>1.00</td> </tr> </tbody> </table> <p>Source: Los Angeles Fire Code, Los Angeles Municipal Code (LAMC), Section 57.09.07.</p> <p><u>comment:</u></p>		<u>Land Use</u>	<u>Maximum Response Distance (miles)</u>		<u>Engine Company</u>	<u>Truck Company</u>	Neighborhood Land Uses			Low Density Residential/			High Density Residential/			Neighborhood	1.50	2.00	Regional Land Use			Commercial Industrial/			Commercial	1.00	1.50	Commercial and Industrial Centers			High Density Commercial/			High Density Industrial	0.75	1.00			✓
<u>Land Use</u>	<u>Maximum Response Distance (miles)</u>																																						
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<p>Is the project located in a brush fire hazard area, hillside, or area with inadequate fire hydrant service or street access?</p> <p><u>comment:</u></p>																																							

	YES	NO	MAYBE
<p>Does the project involve the use, manufacture or storage of toxic, readily-combustible, or otherwise hazardous materials?</p> <p><u>comment:</u></p>		✓	
<p>Would the project's location provide for adequate LAFD access (e.g., adequate street/fire lane width-minimum 20 feet clear and unobstructed with an approved turn around, grade not exceeding 15 percent, dead-ends not exceeding 700 feet)?</p> <p><u>comment:</u></p>			✓
<p>Would the project lead to an increase in the emergency response time?</p> <p><u>comment:</u></p>		✓	
<p>b) POLICE Would project require an additional police service?</p> <p><u>comment:</u></p>			✓

	YES	NO	MAYBE
<p>c) SCHOOLS Would the proposed project result in a net increase of 75 residential units, 100,000 sq. ft. of commercial floor area, or 200,000 sq. ft. of industrial floor area?</p> <p><u>comment:</u> project proposes 350 apt.'s equaling 413,490 square feet with retail portion total of 115,000 square feet.</p>	✓		
<p>d) PARKS Would the project result in a net increase of 75 or more residential units that would adversely impact recreation and park services and/or facilities due to the project's proximity to, or expected usage of, those facilities or services?</p> <p><u>comment:</u></p>	✓		
<p>e) LIBRARIES Would the proposed project result in a net increase of 75 residential units or more?</p> <p><u>comment:</u></p>	✓		
XIV. RECREATION			
a) See Public Services XIII d	✓		
<p>b) Would the project have impact on existing recreational facilities?</p> <p><u>comment:</u></p>			✓

		YES	NO	MAYBE
XV. TRANSPORTATION/CIRCULATION				
<p>*Note: Questions A-G should be transposed from the DOT'S ISAF comment sheet.</p> <p>a) Traffic impact assessment from DOT Traffic Study _____ No Traffic Study _____ (Consult DOT for Traffic Analysis)</p>				
<p>Would the project:</p> <p>a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to ratio capacity on roads, or congestion at intersections)?</p> <p><u>comment:</u></p>				
<p>b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?</p> <p><u>comment:</u></p>				
<p>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?</p> <p><u>comment:</u></p>				

	YES	NO	MAYBE
<p>d. Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?</p> <p><u>comment:</u></p>			
<p>e. Result in inadequate emergency access?</p> <p><u>comment:</u></p>			
<p>f. Result in inadequate parking capacity?</p> <p><u>comment:</u></p>			
<p>g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?</p> <p><u>comment:</u></p>			

		YES	NO	MAYBE
XVI. UTILITIES				
a)	<p>Would the project produce a new or increased average daily wastewater flow of 4,000 gallons per day (gpd) or more, regardless of location?</p> <p>Note: Use the wastewater generation flow factors from Exhibit K.2-11 of the City Threshold Guide.</p> <p>If significant, the City may postpone sewer connection until capacity is available to accommodate project's generation.</p> <p><u>comment:</u></p>	✓		
b&d)	<p>Would the project's water consumption require the construction of additional off-site water infrastructure?</p> <p><u>comment:</u></p>			✓
c)	<p>Refer to Ville</p> <p><u>comment:</u></p>	✓		
e)	<p>Would the project produce wastewater flows greater than existing flows in an area shaded on Exhibits K.2-2 through K.2-10?</p> <p><u>comment:</u></p>			✓

	YES	NO	MAYBE
<p>f) Would implementation of the proposed project result in solid waste generation of five tons or more per week?</p> <p>Note: Use the following formula to calculate the daily solid waste generation.</p> <p>Residential - 12.23 pounds per household per day Commercial - 10.53 pounds per employee per day Industrial - 8.93 pounds per employee per day</p> <p><u>comment:</u></p>	✓		
<p>g) Would the project waste generation be in violation of any federal, state, or local statutes and regulations?</p> <p><u>comment:</u></p>			✓
<p>A "yes" response to any of the preceding questions indicates possible significant impact unless a feasible mitigation measure can be imposed.</p>			

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CITY OF LOS ANGELES
CALIFORNIA

DEPARTMENT OF
CITY PLANNING
221 N. FIGUEROA STREET
LOS ANGELES, CA 90012-2601

CITY PLANNING
COMMISSION

PETER M. WEIL
PRESIDENT

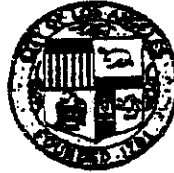
ROBERT L. SCOTT
VICE-PRESIDENT

JORGE JACKSON

MARNA SCHNABEL

NICHOLAS H. STONNINGTON

GABRIELE WILLIAMS
COMMISSION EXECUTIVE ASSISTANT
(213) 580-5234



RICHARD J. RIORDAN
MAYOR

RECEIVED
SEP 8 2000

EXECUTIVE OFFICES
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INFORMATION
(213) 580-1173

DATE: Sept. 15, 2000

EAF CASE NO.: 2000-3213

To the Applicant or Consultant:

On Sept. 13, 2000 the Planning Department Environmental Staff Advisory Committee (ESAC) reviewed your project for an environmental clearance and made the following determination:

- () The attached draft Negative Declaration (ND)/Mitigated Negative Declaration (MND) has been proposed for your project.

A minimum 20-day public notice, review and comment period is required by law for all proposed environmental clearances. Your document can be released on but not before _____. Upon release of the MND document, the City can continue processing your application upon payment of the required fees at Counter N, 201 N. Figueroa St., 3rd Floor, Los Angeles, CA 90012 (telephone (213) 977-6083). By law the City is prohibited from rendering a decision on your project until a valid environmental clearance is issued.

- () Because your case is being processed simultaneously with others, under the Periodic Plan Review Process, IT IS NECESSARY THAT YOU PAY THE REQUIRED BATCHING FEES BY _____. Failure to meet this fee deadline will delay your project for six months, that is, until the next filing window for your project's geographic area.

- (X) An Environmental Impact Report will be required. A pre-draft circulation of maps to concerned persons and organizations is required. Therefore, before you prepare the environmental data base, please submit 40 copies of each of the vicinity map, radius map, tract/parcel map, plot plan, a 500-foot radius mailing list in mailing sticker (gummed label) and hard copy form; radius maps reduced to 8 1/2 X 11 inches and plot plans in a number equal the number of names on the mailing list and any supporting material with \$ 4,038.00 (1/2 the required EIR filing fee). These actions are required within 6 months from the above date or your EIR file will be terminated.

Please call the Environmental Review Section (213)580-5547 if you have any questions.

CON HOWE
Director of Planning


EMILY GABEL-LUDDY
Associate Zoning Administrator
Environmental Review Section

CP-1215 (3/96)

PUBLIC COUNTER & CONSTRUCTION SERVICES CENTER
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CITY OF LOS ANGELES
CALIFORNIA



RICHARD J. RIORDAN
MAYOR

September 8, 2000

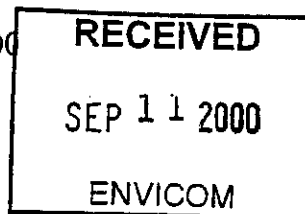
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(213) 228-7515 Phone

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(TOLL FREE NO.)

SUSAN KENT
CITY LIBRARIAN



Re: Palazzo Westwood Project

Dear Ms. Kaufman,

The size and nature of the proposed Palazzo Westwood Project as described in your August 25, 2000 letter to Carmen Martinez, Los Angeles Public Library, will impact the delivery of library services in the community.

Here is some information in answer to your questions.

1. The area is currently served by two neighboring branches of the Los Angeles Public Library: West Los Angeles Regional Branch Library, 11360 Santa Monica Boulevard, Los Angeles 90025, and Palms Rancho Park Branch, 2920 Overland Avenue, Los Angeles 90064.
2. A new branch library will be built in Westwood. A November 1998 Library Construction Bond approved by 73% of the voters provides funds for the purchase of property, the design and construction of a 12,500 square foot library and parking lot. The proposed site of the Westwood Branch Library is a lot on Glendon and Wellworth. It is anticipated that design of the new library will begin in November 2000, and construction will begin early in 2002.
3. The Palazzo Westwood Project will impact library services in the project area. The increased residential population, and the increased daytime population created by employees and customers of new retail establishments significantly effects the use of public library services in the community.

Please call me if you have questions or require additional information, (213) 228-7586.
My e-mail is fholmes@lapl.org.

Sincerely,

Fontayne Holmes, Director
Library Facilities Division





Los Angeles Unified School District
Environmental Health and Safety



1449 South San Pedro Street
Los Angeles, California 90015
Telephone: (213) 743-5086
Fax: (213) 749-7201

FAX COVER SHEET

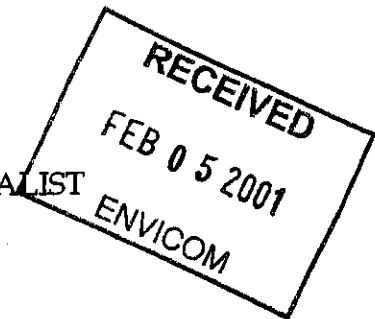
☐ URGENT ☐ REQUESTED ☒ FOR YOUR INFO. ☐ FOR REVIEW/COMMENTS

TO: LAURA KAUFMAN

DATE: 1-31-01

FAX NUMBER: (818) 879-4711

FROM: RAY DIPPEL
ASSISTANT ENVIRONMENTAL PLANNING SPECIALIST
ENVIRONMENTAL HEALTH & SAFETY



NUMBER OF PAGES (including cover sheet): 5

☒ ORIGINAL(S) WILL BE SENT BY MAIL

DOCUMENT TRANSMITTED: INFORMATION REQUEST FOR AN ENVIRONMENTAL
IMPACT REPORT & CLARIFICATION OF THE BOUNDARY DESCRIPTIONS.

MESSAGE: _____

① PLEASE CALL IMMEDIATELY IF ALL PAGES ARE NOT RECEIVED ①
(213) 743-5086

SCHOOL NAME	CONFIG	OPCAP.	YRS?	SCHOOL	OCT 00	00.. 00	MAG 00....	00 R4.	2000 R4	2001 R4	2002 R4	2003 R4	2004 R4
				CAPPED	ENROLL	R4	ENR	FALL	ENR*	PROJ	PROJ	PROJ	PROJ
								ENR*					
WARNER EL	K- 5	730	NO	NO	658	659	0	658	659	597	581	578	563
EMERSON MS	6- 8	1422	NO	NO	1403	372	0	1403	372	497	560	555	567
UNIVERSITY SH	9-12	2611	NO	NO	2579	1292	0	2579	1292	1256	1175	1103	1089

[405] 3 items listed out of 3 items.

LOS ANGELES UNIFIED SCHOOL DISTRICT
Business Services Division

LOC. CODE: 7616

SUBJECT: CLARIFICATION OF THE BOUNDARY DESCRIPTION FOR WARNER AVENUE SCHOOL
EFFECTIVE JULY 1, 1986 (CLARIFIED 3-27-87, 7-1-93).

This clarification of the existing boundary description does not change the intent of the boundary as it was approved on July 1, 1986 (clarified 3-27-87). The description starts at the most northwesterly corner and follows the streets in clockwise order. Boundaries are on the center of the street unless otherwise noted.

This is an official copy for your file.

(GRADES K-5)

MULHOLLAND DRIVE * A LINE SOUTHERLY, FROM AND INCLUDING 12500 MULHOLLAND DRIVE * COLDWATER CANYON DRIVE AND ITS TRIBUTARY STREET (BOTH SIDES EXCLUDED) * LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY * WILSHIRE BOULEVARD * VETERAN AVENUE * NORTH BOUNDARY OF U.S. SOLDIERS' HOME * SAN DIEGO FREEWAY * SUNSET BOULEVARD TO THE INTERSECTION OF SUNSET BOULEVARD AND STONE CANYON ROAD * STONE CANYON ROAD (BOTH SIDES, INCLUDING ALL THE TRIBUTARY STREETS) TO A POINT NORTHWESTERLY OF STONE CANYON ROAD AND EAST OF 1980 STRADELLA ROAD * A LINE EASTERLY, EXCLUDING 2000 AND 2001 STONE CANYON FIRE ROAD, TO THE STONE CANYON RESERVOIR * A LINE EASTERLY ALONG THE SOUTHERN PORTION OF STONE CANYON RESERVOIR TO THE INTERSECTION OF RIAL LANE AND OLETHA LANE * OLETHA LANE * A LINE NORTHEASTERLY FROM THE INTERSECTION OF BASIL LANE AND OLETHA LANE (EXCLUDING BASIL LANE, ANGELO DRIVE, BAYWOOD COURT, HOLLOW GLEN CIRCLE AND BEVERLY GLEN BOULEVARD) TO THE INTERSECTION OF MULHOLLAND DRIVE AND BEVERLY GLEN BOULEVARD.

OPTIONAL: WARNER AVENUE AND ROSCOMARE ROAD SCHOOLS

A LINE NORTHEASTERLY FROM THE INTERSECTION OF SEPULVEDA BOULEVARD AND THE SAN DIEGO FREEWAY OVERCROSSING TO AND EXCLUDING 1890 AND 1891 LINDA FLORA DRIVE * LINDA FLORA DRIVE AND EXTENSION (BOTH SIDES) * ORUM ROAD (BOTH SIDES) * CHALON ROAD (BOTH SIDES) TO THE INTERSECTION OF CHALON ROAD AND ROSCOMARE ROAD * ROSCOMARE ROAD (BOTH SIDES, INCLUDING ALL OF ANZIO ROAD AND VERANO ROAD, EXCLUDED) * A LINE EASTERLY THROUGH AND EXCLUDING 1980 AND 1981 STRADELLA ROAD * A LINE SOUTHERLY (BOTH SIDES OF STONE CANYON ROAD AND ITS TRIBUTARY STREETS EXCLUDED) TO THE INTERSECTION OF STONE CANYON ROAD AND CHALON ROAD * STONE CANYON ROAD (BOTH SIDES EXCLUDED) * SUNSET BOULEVARD * SAN DIEGO FREEWAY.

For assistance, please call Demographic and Boundary Unit, Business Services Division, at 742-7596

APPROVED: DAVID W. KOCH, Business Manager, Business Services Division

DISTRIBUTION: School
Heritage School
Pupil Statistics
Transportation Branch
Demographic and Boundary Unit
School Traffic and Safety Education Section
Department of Transportation, City of L.A.

LOS ANGELES UNIFIED SCHOOL DISTRICT
Information Technology Division

LOC. CODE: 8123

SUBJECT: CLARIFICATION OF THE BOUNDARY DESCRIPTION FOR RALPH WALDO EMERSON MIDDLE SCHOOL
EFFECTIVE JULY 1, 1993 (UPDATED 7-1-96) (CLARIFIED 10-7-96).

This clarification of the existing boundary description does not change the intent of the boundary as it was approved on July 1, 1993 (updated 7-1-96). (Changes have been highlighted by "strikeout" and/or boldface type.) The description starts at the most northwesterly corner and follows the streets in clockwise order. Boundaries are on the center of the street unless otherwise noted.

This is an official copy for your file.

(GRADES 6 - 8)

AREA I: MULHOLLAND DRIVE TO AND INCLUDING 8600 MULHOLLAND DRIVE * LINE SOUTHERLY AND EAST OF BRIARCREST LANE, ALTO CEDRO DRIVE, BRIARCREST ROAD AND MEREDITH PLACE * LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY * SANTA MONICA BOULEVARD * LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY * WILSHIRE BOULEVARD * SEPULVEDA BOULEVARD * A LINE NORTHWESTERLY FROM THE INTERSECTION OF ~~RIMERTON ROAD~~ SKIRBALL CENTER DRIVE AND SEPULVEDA BOULEVARD * ~~EAST MANDEVILLE CANYON FIRE ROAD~~ CANYONBACK ROAD.

AREA II: WILSHIRE BOULEVARD * CURSON AVENUE * SAN VICENTE BOULEVARD * HIGHLAND AVENUE * VENICE BOULEVARD * LA BREA AVENUE * WASHINGTON BOULEVARD * REDONDO BOULEVARD * TWENTY-FIRST STREET * DUNSMUIR AVENUE * WASHINGTON BOULEVARD * CARMONA AVENUE (BOTH SIDES EXCLUDED) * BALLONA CREEK * THURMAN AVENUE AND EXTENSION (BOTH SIDES EXCLUDED) * SPAULDING AVENUE (BOTH SIDES EXCLUDED) * PICO BOULEVARD * BEDFORD STREET * WHITWORTH DRIVE * LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY.

NOTE: TRANSPORTATION PROVIDED FOR STUDENTS IN AREA II ONLY.

OPTIONAL: EMERSON AND VAN NUYS MIDDLE SCHOOLS

SERVICE ROAD (BOTH SIDES) * MULHOLLAND DRIVE.

OPTIONAL: EMERSON AND WEBSTER MIDDLE SCHOOLS

SANTA MONICA BOULEVARD * LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY * HEATH AVENUE AND EXTENSION EXCLUDING BOTH SIDES OF HILLGREEN DRIVE * PICO BOULEVARD * VETERAN AVENUE * OLYMPIC BOULEVARD * SEPULVEDA BOULEVARD.

For assistance, please call Demographic and Boundary Unit, Information Technology Division, at (213) 625-5454.

APPROVED: JOHN K. NAGATA, Assistant Superintendent, Information Technology Division

DISTRIBUTION:	School	Demographic and Boundary Unit
	Heritage School	School Traffic and Safety Education Section
	Pupil Statistics	Department of Transportation, City of L. A.
	Transportation Branch	

LOS ANGELES UNIFIED SCHOOL DISTRICT
Information Technology Division

LOC. CODE: 8886

SUBJECT: CLARIFICATION OF THE BOUNDARY DESCRIPTION FOR UNIVERSITY HIGH SCHOOL
EFFECTIVE JULY 1, 1993 (UPDATED 7-1-96) (CLARIFIED 10-7-96).

This clarification of the existing boundary description does not change the intent of the boundary as it was approved on July 1, 1993 (updated 7-1-96). (Changes have been highlighted by "strikeout" and/or boldface type.)

The description starts at the most northwesterly corner and follows the streets in clockwise order. Boundaries are on the center of the street unless otherwise noted.

This is an official copy for your file.

(GRADES 9 - 12)

MULHOLLAND DRIVE TO AND INCLUDING 8600 MULHOLLAND DRIVE * A LINE SOUTHERLY, EAST OF BRIARCREST LANE, ALTO CEDRO DRIVE, BRIARCREST ROAD AND MEREDITH PLACE * LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY * CONSTELLATION BOULEVARD AND EXTENSION * CENTURY PARK WEST * MISSISSIPPI AVENUE AND EXTENSION * BEVERLY GLEN BOULEVARD * OLYMPIC BOULEVARD * OVERLAND AVENUE * PICO BOULEVARD * WESTWOOD BOULEVARD * BROOKHAVEN AVENUE * MILITARY AVENUE * NATIONAL BOULEVARD AND EXTENSION * LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY * MONTANA AVENUE * GRETNA GREEN WAY * SAN VICENTE BOULEVARD * BUNDY DRIVE (BOTH SIDES AND ROSE MARIE LANE EXCLUDED) TO COYNE PLACE * BUNDY DRIVE * SUNSET BOULEVARD * SEPULVEDA BOULEVARD * A LINE NORTHWESTERLY FROM THE INTERSECTION OF ~~RIMERTON ROAD~~ SKIRBALL CENTER DRIVE AND SEPULVEDA BOULEVARD * ~~EAST MANDEVILLE CANYON FIRE ROAD~~ CANYONBACK ROAD.

OPTIONAL: UNIVERSITY AND VAN NUYS HIGH SCHOOLS

SERVICE ROAD (BOTH SIDES) * MULHOLLAND DRIVE.

For assistance, please call Demographic and Boundary Unit, Information Technology Division,
at (213) 625-5454.

APPROVED: JOHN K. NAGATA, Assistant Superintendent, Information Technology Division

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Transportation Branch

Demographic and Boundary Unit
School Traffic and Safety Education Section
Department of Transportation, City of L. A.

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Los Angeles Unified School District
Environmental Health and Safety



1449 South San Pedro Street
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Telephone: (213) 743-5086
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FAX COVER SHEET

☐ URGENT ☐ REQUESTED ☒ FOR YOUR INFO. ☐ FOR REVIEW/COMMENTS

TO: LAURA KAUFMAN

DATE 1-31-01

FAX NUMBER: (818) 879-4711

FROM: RAY DIPPEL
ASSISTANT ENVIRONMENTAL PLANNING SPECIALIST
ENVIRONMENTAL HEALTH & SAFETY

NUMBER OF PAGES (including cover sheet): 5

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HMK Engineering, Inc.

24007 Ventura Blvd., Suite 102

Calabasas, CA 91302

Phone (818) 222-0301 Fax (818) 222-1405

Facsimile Cover LetterDATE: 3/08/2001

TO: Travis PAGE 1 OF PAGES
COMPANY: Envicom (Including this cover letter)
FAX: (818) 879-4711 PHONE: (818) 879-4700
FROM: Dave Mercer JOB NO. 498
SUBJECT: Westwood Palazzo

MESSAGE: SEWER & DWP

WWW.

SEWER AVAILABILITY

JCN.3-

1. NAME OF APPLICANT : CASDEN COMPANY - DAVE MERCEZ
 Tel. No. 818 222-0301
 Fax No. 818 222-1405
2. LOCATION/JOB ADDRESS : 1020 GLENDON AVE.
3. SEWER CONNECTION AT : GLENDON Ave.
4. MANHOLE No. _____
5. SEWER MAP No. 491 13 XXX, WYE MAP NO. WLA 7178-7 / 152-153-1
519 01 XXX
6. EXISTING MAIN SEWER LINE IN THE STREET: _____
7. TYPE OF BUILDING USE : APT. AND COMMERCIAL
8. BLDG. PERMIT APPLICATION NO.: (ON PROCESS)
9. ESTIMATED SEWER FLOW: 70,000 (GPD), OR 0.108 (CFS)
10. SEWER AVAILABILITY : ☐ CAPACITY AVAILABLE
☐ CAPACITY NOT AVAILABLE.

REMARKS:

FOR APARTMENT BLDG. AND COMMERCIAL
AREAS.

REQUESTED BY: V. DUEBAN Tony
 DEVELOPMENT SERVICES DIVISION
 BUREAU OF ENGINEERING, PERMITS/PUBLIC COUNTER.
 Tel. (213) 977-6032, Fax (213) 977-6050.

DATE: 11-14-00

213-8475247

SEWER AVAILABILITY
 CHECKED BY:

W. LACITY, C.E.T.

HAGOP YEPREMIAN
 SONIA ALVAREZ
 BUREAU OF SANITATION
 (213) 813-8862, Fax 482-3000
 473 8149 473 8222
 DATE: _____

Department of Public Works
Bureau of Engineering

b Address: 1020 GLENDON Ave. Sewer Wye Map: 11/8-1
 Prepared By: _____ Date: _____ Phone No.: _____
Tommy Ducker 11-14-00 152-153-1
 SEWERAGE FACILITIES CHARGE (SFC) ESTIMATE ONLY

SEWERAGE FACILITIES CHARGE (SFC) ESTIMATE ONLY

REQUEST FOR SEWER AVAILABILITY STUDY (for flow increases > 4,800 GPD only)

Applicant Name: _____
Mailing Address: _____
Phone No.: _____

Address Request to:
Land Development Section
634 S. Spring Street, 4th Floor
Mail Stop 601
Los Angeles, CA 90014

Note: Attach copy of register validated Building Permit Application showing Building and Safety Plan Check Fees paid.

Attention: Al Ingalls
213-847-5022

[illegible]

T FOR PRIOR USE OR APPLICABLE FEES PREVIOUSLY PAID

_____	_____	_____	GPD \$ _____	(21-3750-078)	GPD \$ _____
_____	_____	_____	GPD \$ _____	01/10/07	GPD \$ _____
_____	_____	_____	GPD \$ _____		GPD \$ _____
ent(s) required for SFC Credit:			Credit Subtotal =		GPD \$ _____

ment(s) required for SFC Credit:

Officer(s) Occupancy

White Paper

NOV-28-2000 11:13

CARSEN PROPERTIES

310 385 5074 P.02/03

City of Los Angeles

Los Angeles Department of Water and Power - Water System

SAR NUMBER 4125

Fire Service Pressure Flow Report

SERVICE NUMBER 890375

Per: 1017 TIVERTON AV Date: 11-22-2000Existing / Proposed 8 INCH off of the8 inch main at TIVERTON AV on the WEST side approximately100 feet SOUTH of SOUTH of WEYBURN AV The System maximum pressure is80 psi based on street curb elevation of 338 feet above sea level at this locationThe distance from the DWP street main to the property line is 40 feet

System maximum pressure should be used only for determining class of piping and fittings.

Residual Flow/Pressure Table for water system street main at this location

Flow (gpm)	Press. (psi)	Flow (gpm)	Press. (psi)	Flow (gpm)	Press. (psi)
0	74	1280	56	1885	38
270	73	1320	55	1890	37
390	72	1365	64	1920	36
485	71	1390	83	1945	35
570	70	1430	52	1970	34
640	69	1460	51	2000	33
710	68	1495	50	2025	32
770	67	1530	48	2050	31
825	66	1560	48	2075	30
880	65	1595	47	2100	29
935	64	1625	46	2125	28
980	63	1655	45	2150	27
1030	62	1690	44	2175	26
1075	61	1720	43	2200	25
1120	60	1750	42		
1160	59	1775	41		
1200	58	1805	40		
1240	57	1835	39		

Meter Assembly Capacities

Domestic Meters

1 inch = 58 gpm
 1-1/2 inch = 96 gpm
 2 inch = 160 gpm
 3 inch = 220 gpm
 4 inch = 400 gpm
 6 inch = 700 gpm
 8 inch = 1600 gpm
 10 inch = 2500 gpm

Fire Service

2 inch = 250 gpm
 4 inch = 600 gpm
 6 inch = 1400 gpm
 8 inch = 2500 gpm
 10 inch = 5000 gpm

FM Services

6 inch = 2500 gpm
 10 inch = 5000 gpm

These values are subject to change due to changes in system facilities or demands.

Comments:

Post-IT Fax Note 7871

To: Ken Ratten

Co/Dept.

Phone #

Fax # 310 385-5074

Date	<u>11-27</u>	# of Pages	<u>1</u>
From	<u>Water</u>		
Co	<u>Service</u>		
Phone #			
Fax #			

This information will be sent to the Department of Building and Safety for plan check.

This SAR is valid for one year from date above. Call DWP for recalculation or for revision if no system changes have occurred.

For additional information contact the Water Distribution Services Section.

Printed: 11-22-2000

A. PRECADO NOV 22 2000

Prepared by

Approved by

Water Service Mgr

NOV-27-2000 08:52

313762-16A

57%

P. 01

NOV-28-2000 11:13

CADDEN PROPERTIES

City of Los Angeles

Los Angeles Department of Water and Power - Water System

SAR NUMBER 6124

Fire Service Pressure Flow Report

SERVICE NUMBER 450334

Date 11-22-2000

For: 10870 WEYBURN AV

Existing: Proposed 8 INCH off of the

6 inch main in WEYBURN AV on the SOUTH side approximately

85 feet WEST of WEST of ALDEN AV The System maximum pressure is

80 (at base on street curb) elevation of 220 feet above sea level at this location

The distance from the DWP street main to the property line is 28 feet

System maximum pressure should be used only for determining class of piping and fittings.

Residual Flow/Pressure Table for water system street main at this location

Flow (gpm)	Press. (psi)	Flow (gpm)	Press. (psi)	Flow (gpm)	Press. (psi)
0	74	1150	58	1670	38
240	73	1185	55	1695	37
350	72	1215	54	1720	36
435	71	1250	53	1745	35
510	70	1280	52	1770	34
575	69	1315	51	1795	33
635	68	1345	50	1815	32
690	67	1375	49	1840	31
740	66	1405	48	1865	30
790	65	1430	47	1885	29
835	64	1460	46	1910	28
880	63	1490	45	1930	27
925	62	1515	44	1955	26
965	61	1540	43	1975	25
1005	60	1570	42		
1040	59	1595	41		
1080	58	1620	40		
1115	57	1645	39		

Meter Assembly Capacities

Domestic Meters

1 inch - 55 gpm
1-1/2 inch - 85 gpm
2 inch - 160 gpm
3 inch - 220 gpm
4 inch - 400 gpm
6 inch - 700 gpm
8 inch - 1600 gpm
10 inch - 2500 gpm

Fire Service

2 inch - 250 gpm
4 inch - 600 gpm
6 inch - 1400 gpm
8 inch - 2500 gpm
10 inch - 5000 gpm

FM Services

8 inch - 2500 gpm
10 inch - 5000 gpm

These values are subject to change due to changes in system facilities or demands.

Comments:

Post-It Fax Note 7671

To: Ken Ratten

Co./Dept.

Phone 310

Fax 385-5074

Date 11/27	By 1
From Water	
Co. Service	
Phone 6	
Fax 7	

This information will be sent to the Department of Building and Safety for plan checking.

This SAR is valid for one year from date above. Call DWP for recalculation or for release if no system changes have occurred.

For additional information contact the Water Distribution Services Section.

Phone: 11-22-2000

A. PRECIADO NOV 22 00

Page 1 of 1

WESTERN

(213) 387-1231

LIVE AND NOV 22 00

Approved by

124-157

Water Service Map

TOTAL P. 03

**BOARD OF RECREATION AND
PARK COMMISSIONERS**

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CALIFORNIA**



RICHARD J. RIORDAN
MAYOR

**DEPARTMENT OF
RECREATION AND PARKS
PLANNING AND CONSTRUCTION**

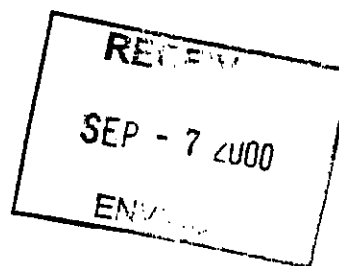
200 NO. MAIN ST. ROOM 709
7TH FLOOR
LOS ANGELES, CALIF. 90012
(213) 485-5671
FAX (213) 617-0439

ELLEN OPPENHEIM
GENERAL MANAGER

September 1, 2000

Laura Kaufman, AICP
Envicom Corporation
28328 Agoura Road
Agoura Hills, CA 91301

Dear Ms. Kaufman:



PROPOSED PALAZZO WESTWOOD PROJECT

In response to your questions regarding the proposed Palazzo Westwood project, the following is our response:

Q (1): Are existing parks adequate in the Westwood area, and does the City have any plans to develop new parks in the Westwood area?

A: Existing parks in the Westwood area are not adequate nor are any parks adequate in the City of Los Angeles based on the ratio of park lands to people (four (4) acres per 1000 people). There are no plans at present to expand nor improve parks in the Westwood area. Only one park, Westwood and a little league complex across the street are located in the Westwood area.

Q (2): Would payment of the required Quimby or other park impact fees alone be sufficient to offset the proposed projects impact on City parks and recreation services?

Payment of Quimby fees would only put a dent in the amount of funds needed to achieve our goal of four (4) acres/1000 people in the Westwood area.

Q (3): Can projects receive credit for on-site amenities to serve the project residential units?

A: Yes, however, staff of this Department determines whether credit can be given upon review of the plans.

Laura Kaufman
September 1, 2000
Page Two

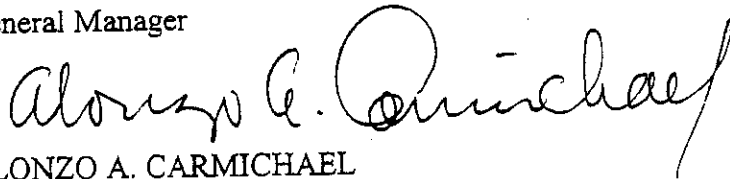
Q (4): Do you have any recommendations that might ensure that the proposed project would not result in any significant park and recreation impacts?

A: Yes, suggest to the developer to include in his project enough park amenities to offset the impact.

If you need any additional information, please call me, at (213) 485-8168.

Sincerely,

ELLEN OPPENHEIM
General Manager


ALONZO A. CARMICHAEL
Planning Officer

EO/AAC:asl

cc: Maureen Tamuri, Assistant General Manager