

CITY OF LOS ANGELES

OFFICE OF THE CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
INITIAL STUDY
and CHECKLIST

(CEQA Guidelines Section 15063)

LEAD CITY AGENCY: LOS ANGELES CITY PLANNING DEPARTMENT	COUNCIL DISTRICT: CD 4 - TOM LABONGE	DATE: 12/18/2006
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RESPONSIBLE AGENCIES: LOS ANGELES CITY PLANNING DEPARTMENT

ENVIRONMENTAL CASE: ENV-2006-9906-MND	RELATED CASES: ZA-2006-9907-ZAD
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PREVIOUS ACTIONS CASE NO.:	<input type="checkbox"/> Does have significant changes from previous actions. <input checked="" type="checkbox"/> Does NOT have significant changes from previous actions.
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PROJECT DESCRIPTION:
ADAPTIVE REUSE PROJECT CONSISTING OF 56 CONDO UNITS AND 11,325 SQUARE FEET OF COMMERCIAL USES IN AN EXISTING 73,291-SQUARE-FOOT, 8-STORY PLUS BASEMENT, 125-FOOT HIGH COMMERCIAL BUILDING

ENV PROJECT DESCRIPTION:
ZONING ADMINISTRATOR DETERMINATION TO ALLOW AN ADAPTIVE REUSE PROJECT TO CONVERT AN EXISTING 73,291 SQUARE-FOOT, EIGHT-STORY (SEVEN STORIES ABOVE GRADE PLUS A BASEMENT) COMMERCIAL STRUCTURE INTO 56 RESIDENTIAL CONDOMINIUMS AND 11,325 SQUARE FEET OF COMMERCIAL USES AND PROVIDE APPROXIMATELY 163 ON-SITE PARKING SPACES, ON AN APPROXIMATE 81,230 SQUARE-FOOT SITE, IN THE C2-1VL AND P-1VL ZONES.

ENVIRONMENTAL SETTINGS:
THE SUBJECT SITE IS ON A COMPLETELY FLAT, IRREGULAR-SHAPED SITE OCCUPYING BOTH THE SOUTHWEST CORNER OF RIVERSIDE DRIVE AND LANKERSHIM BOULEVARD, AND PARTIALLY A THROUGH SITE FROM RIVERSIDE DRIVE TO THE NORTH AND LANDALE STREET TO THE SOUTH WITHIN THE SHERMAN OAKS - STUDIO CITY - TOLUCA LAKE - CAHUENGA PASS COMMUNITY PLAN AREA. THE SITE IS BOUNDED BY LANKERSHIM BOULEVARD TO THE EAST, VINELAND AVENUE TO THE DISTANT WEST, RIVERSIDE DRIVE TO THE NORTH, AND LANDALE STREET TO THE SOUTH. THE SITE WILL BE AN ADAPTIVE RE-USE OF AN EXISTING EIGHT-STORY BUILDING CONSTRUCTED IN 1960, GRADING WILL BE LESS THAN 500 CUBIC YARDS AND THERE IS NO ANTICIPATION FOR HAULING ON OF OFF SITE, IDENTIFIED BY ZIMAS TO ELIGIBLE FOR A 35% DENSITY BONUS, WITHIN A FIRE DISTRICT NO. 2 AREA, 1.89 (KM) OF THE NEAREST FAULT, A LIQUEFACTION ZONE AND THE VENTURA-(134) FREEWAY IS WITHIN 500-FEET TO THE NORTH. THE ZONING ON THE SUBJECT SITE IS A SPLIT ZONE WITH APPROXIMATELY ONE-HALF $-(1/2)$ OF THE SOUTHERLY PORTION OF THE SITE CONTAINING A P-1VL ZONE AND THE ONE-HALF $-(1/2)$ OF THE NORTHERLY PORTION OF THE SITE CONTAINING A C2-1VL ZONE. THE APPLICANT HAS PROVIDED INFORMATION RELATED TO THE SURROUNDING PROPERTIES AND INCORPORATED INTO THE ENVIRONMENTAL SETTINGS AS FOLLOWS: SURROUNDING PROPERTIES ARE WITHIN THE RD1.5-1 AND C2-1VL ZONES AND ARE CHARACTERIZED BY LEVEL TOPOGRAPHY AND IMPROVED STREETS. THE SURROUNDING PROPERTIES ALONG RIVERSIDE DRIVE AND LANKERSHIM BOULEVARD AREA GENERALLY DEVELOPED WITH RETAIL AND COMMERCIAL BUILDINGS. THE SURROUNDING PROPERTIES LOCATED ALONG LANDALE STREET, WEST OF LANKERSHIM BOULEVARD, ARE GENERALLY DEVELOPED WITH ONE- AND TWO-STORY, SINGLE- AND MULTIPLE-FAMILY RESIDENTIAL DWELLINGS.

THE PROPERTIES ACROSS RIVERSIDE DRIVE, DIRECTLY NORTH OF THE SUBJECT PROPERTY, ARE WITHIN THE C2-1VL ZONE AND OCCUPIED BY A MCDONALD'S RESTAURANT WITH SURFACE PARKING. A TWO-STORY OFFICE BUILDING AND A SURFACE PARKING LOT ARE LOCATED WEST OF THE MCDONALD'S RESTAURANT. THE PROPERTY ON THE NORTHEAST CORNER OF RIVERSIDE DRIVE AND LANKERSHIM BOULEVARD IS WITHIN THE C2-1VL AND OCCUPIED BY AN AM/PM CONVENIENCE STORE AND GASOLINE SERVICE STATION. THE PROPERTY ACROSS LANKERSHIM BOULEVARD, DIRECTLY EAST OF THE SUBJECT PROPERTY, IS OCCUPIED BY A TWO-STORY COMMERCIAL AND RETAIL SHOPPING CENTER. A USED AUTOMOBILE SALES SHOP OCCUPIES THE PROPERTY SOUTH OF THE SHOPPING CENTER. THE ADJOINING PROPERTY ON THE WEST SIDE OF LANKERSHIM BOULEVARD, SOUTH OF THE SUBJECT PROPERTY, IS OCCUPIED BY A NEW AUTOMOBILE DEALERSHIP. A SURFACE PARKING LOT UTILIZED BY THE NEW AUTOMOBILE DEALERSHIP FOR THE OVERFLOW PARKING OF NEW VEHICLES IS LOCATED ADJACENT AND WEST OF THE AUTOMOBILE REPAIR SHOP (SOUTH SIDE OF LANDALE STREET). A TWO-STORY RESIDENTIAL APARTMENT BUILDING IS

LOCATED ADJACENT AND WEST OF THE DEALERSHIPS OVERFLOW PARKING AREA. THE PROPERTIES ACROSS LANDALE STREET, SOUTH OF THE SUBJECT PROPERTY AND WEST OF THE ABOVE-REFERENCED TWO-STORY RESIDENTIAL APARTMENT BUILDING ARE OCCUPIED BY ONE- AND TWO-STORY APARTMENT BUILDINGS. A SINGLE-STORY SINGLE-FAMILY HOUSE OCCUPIES THE ADJOINING PROPERTY ON THE NORTH SIDE OF LANDALE STREET, WEST OF THE SUBJECT SITE. THE ADJOINING PROPERTY ON THE SOUTH SIDE OF RIVERSIDE DRIVE, WEST OF THE SUBJECT PROPERTY, IS OCCUPIED BY A ONE-STORY MEDICAL OFFICE BUILDING.

PROJECT LOCATION:
10850-10862 W RIVERSIDE DRIVE; SHERMAN OAKS - STUDIO CITY - TOLUCA LAKE - CAHUENGA PASS

<p>COMMUNITY PLAN AREA: SHERMAN OAKS - STUDIO CITY - TOLUCA LAKE - CAHUENGA PASS</p> <p>STATUS:</p> <p><input checked="" type="checkbox"/> Does Conform to Plan</p> <p><input type="checkbox"/> Does NOT Conform to Plan</p>	<p>AREA PLANNING COMMISSION: SOUTH VALLEY</p>	<p>CERTIFIED NEIGHBORHOOD COUNCIL: GREATER TOLUCA LAKE</p>
<p>EXISTING ZONING: C2-1VL P-1VL</p>	<p>MAX. DENSITY/INTENSITY ALLOWED BY ZONING:</p>	<p>LA River Adjacent: NO</p>
<p>GENERAL PLAN LAND USE: GENERAL COMMERCIAL</p>	<p>MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION:</p>	
	<p>PROPOSED PROJECT DENSITY:</p>	

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.

CITY PLANNING ASSISTANT

(213) 978-1353

Signature

Title

Phone

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"/> AGRICULTURAL RESOURCES <input checked="" type="checkbox"/> AIR QUALITY <input type="checkbox"/> BIOLOGICAL RESOURCES <input type="checkbox"/> CULTURAL RESOURCES <input checked="" type="checkbox"/> GEOLOGY AND SOILS	<input checked="" type="checkbox"/> HAZARDS AND HAZARDOUS MATERIALS <input type="checkbox"/> HYDROLOGY AND WATER QUALITY <input type="checkbox"/> LAND USE AND PLANNING <input type="checkbox"/> MINERAL RESOURCES <input checked="" type="checkbox"/> NOISE <input type="checkbox"/> POPULATION AND HOUSING	<input checked="" type="checkbox"/> PUBLIC SERVICES <input type="checkbox"/> RECREATION <input type="checkbox"/> TRANSPORTATION/CIRCULATION <input checked="" type="checkbox"/> UTILITIES <input type="checkbox"/> MANDATORY FINDINGS OF SIGNIFICANCE
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INITIAL STUDY CHECKLIST (To be completed by the Lead City Agency)

Background

PROPONENT NAME:
FRED DELIJANI, STERLING REAL ESTATE GROUP, LLC

APPLICANT ADDRESS:
9735 WILSHIRE BOULEVARD, SUITE 122
BEVERLY HILLS, CA 90212

AGENCY REQUIRING CHECKLIST:
DEPARTMENT OF CITY PLANNING

PROPOSAL NAME (if Applicable):

PHONE NUMBER:
(310) 550-1001

DATE SUBMITTED:
06/14/2006

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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I. AESTHETICS				
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?		✓	
II. AGRICULTURAL RESOURCES				
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 THE EXISTING ZONING FOR AGRICULTURAL USE, OR A WILLIAMSON ACT CONTRACT?			✓
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?			✓
III. AIR QUALITY				
a.	CONFLICT WITH OR OBSTRUCT IMPLEMENTATION OF THE SCAQMD OR CONGESTION MANAGEMENT PLAN?			✓
b.	VIOLATE ANY AIR QUALITY STANDARD OR CONTRIBUTE SUBSTANTIALLY TO AN EXISTING OR PROJECTED AIR QUALITY VIOLATION?	✓		
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?	✓		
d.	EXPOSE SENSITIVE RECEPTORS TO SUBSTANTIAL POLLUTANT CONCENTRATIONS?	✓		
e.	CREATE OBJECTIONABLE ODORS AFFECTING A SUBSTANTIAL NUMBER OF PEOPLE?			✓
IV. BIOLOGICAL RESOURCES				
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 ?			✓
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 ?			✓
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?			✓
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?			✓

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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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)?				✓
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?				✓

V. CULTURAL RESOURCES

a.	CAUSE A SUBSTANTIAL ADVERSE CHANGE IN SIGNIFICANCE OF A HISTORICAL RESOURCE AS DEFINED IN STATE CEQA 15064.5?				✓
b.	CAUSE A SUBSTANTIAL ADVERSE CHANGE IN SIGNIFICANCE OF AN ARCHAEOLOGICAL RESOURCE PURSUANT TO STATE CEQA 15064.5?			✓	
c.	DIRECTLY OR INDIRECTLY DESTROY A UNIQUE PALEONTOLOGICAL RESOURCE OR SITE OR UNIQUE GEOLOGIC FEATURE?			✓	
d.	DISTURB ANY HUMAN REMAINS, INCLUDING THOSE INTERRED OUTSIDE OF FORMAL CEMETERIES?				✓

VI. GEOLOGY AND SOILS

a.	EXPOSURE OF 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.				✓
b.	EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING : STRONG SEISMIC GROUND SHAKING?			✓	
c.	EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING : SEISMIC-RELATED GROUND FAILURE, INCLUDING LIQUEFACTION?			✓	
d.	EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING : LANDSLIDES?				✓
e.	RESULT IN SUBSTANTIAL SOIL EROSION OR THE LOSS OF TOPSOIL?		✓		
f.	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?				✓
g.	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?				✓
h.	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

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 REASONABLY FORESEEABLE UPSET AND ACCIDENT CONDITIONS INVOLVING THE RELEASE OF HAZARDOUS MATERIALS INTO THE ENVIRONMENT?		✓		

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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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 THE PEOPLE RESIDING OR WORKING IN THE 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?	✓		

VIII. HYDROLOGY AND WATER QUALITY

a.	VIOLATE ANY WATER QUALITY STANDARDS OR WASTE DISCHARGE REQUIREMENTS?		✓	
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)?			✓
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 AN 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, INQUIRY OR DEATH INVOLVING FLOODING, INCLUDING FLOODING AS A RESULT OF THE FAILURE OF A LEVEE OR DAM?			✓
j.	INUNDATION BY SEICHE, TSUNAMI, OR MUDFLOW?			✓

IX. LAND USE AND PLANNING

a.	PHYSICALLY DIVIDE AN ESTABLISHED COMMUNITY?			✓
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Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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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?				✓

X. MINERAL RESOURCES

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?				✓

XI. NOISE

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?			✓	
b.	EXPOSURE OF PEOPLE 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?				✓

XII. POPULATION AND HOUSING

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?				✓

XIII. PUBLIC SERVICES

a.	FIRE PROTECTION?		✓		
b.	POLICE PROTECTION?			✓	
c.	SCHOOLS?		✓		
d.	PARKS?			✓	
e.	OTHER GOVERNMENTAL SERVICES (INCLUDING ROADS)?				✓

XIV. RECREATION

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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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 OF RECREATIONAL FACILITIES WHICH MIGHT HAVE AN ADVERSE PHYSICAL EFFECT ON THE ENVIRONMENT?			✓

XV. TRANSPORTATION/CIRCULATION

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)?			✓
b.	EXCEED, EITHER INDIVIDUALLY OR CUMULATIVELY, A LEVEL OF SERVICE STANDARD ESTABLISHED BY THE COUNTY 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 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.	RESULT IN INADEQUATE PARKING CAPACITY?			✓
g.	CONFLICT WITH ADOPTED POLICIES, PLANS, OR PROGRAMS SUPPORTING ALTERNATIVE TRANSPORTATION (E.G., BUS TURNOUTS, BICYCLE RACKS)?			✓

XVI. UTILITIES

a.	EXCEED WASTEWATER TREATMENT REQUIREMENTS OF THE APPLICABLE REGIONAL WATER QUALITY CONTROL BOARD?		✓	
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?		✓	
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?			✓
d.	HAVE SUFFICIENT WATER SUPPLIES AVAILABLE TO SERVE THE PROJECT FROM EXISTING ENTITLEMENTS AND RESOURCE, 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 PROJECTS PROJECTED DEMAND IN ADDITION TO THE PROVIDERS			✓
f.	BE SERVED BY A LANDFILL WITH SUFFICIENT PERMITTED CAPACITY TO ACCOMMODATE THE PROJECTS SOLID WASTE DISPOSAL NEEDS?	✓		
g.	COMPLY WITH FEDERAL, STATE, AND LOCAL STATUTES AND REGULATIONS RELATED TO SOLID WASTE?		✓	

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		✓	
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Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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	MAJOR PERIODS OF CALIFORNIA HISTORY OR PREHISTORY?			
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).		✓	
c.	DOES THE PROJECT HAVE ENVIRONMENTAL EFFECTS WHICH CAUSE SUBSTANTIAL ADVERSE EFFECTS ON HUMAN BEINGS, EITHER DIRECTLY OR INDIRECTLY?		✓	

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

The Environmental Impact Assessment includes the use of official City of Los Angeles and other government source reference materials related to various environmental impact categories (e.g., Hydrology, Air Quality, Biology, Cultural Resources, etc.). The State of California, Department of Conservation, Division of Mines and Geology - Seismic Hazard Maps and reports, are used to identify potential future significant seismic events; including probable magnitudes, liquefaction, and landslide hazards. Based on applicant information provided in the Master Land Use Application and Environmental Assessment Form, impact evaluations were based on stated facts contained therein, including but not limited to, reference materials indicated above, field investigation of the project site, and any other reliable reference materials known at the time.

Project specific impacts were evaluated based on all relevant facts indicated in the Environmental Assessment Form and expressed through the applicant's project description and supportive materials. Both the Initial Study Checklist and Checklist Explanations, in conjunction with the City of Los Angeles's Adopted Thresholds Guide and CEQA Guidelines, were used to reach reasonable conclusions on environmental impacts as mandated under the California Environmental Quality Act (CEQA).

The project as identified in the project description may cause potentially significant impacts on the environment without mitigation. Therefore, this environmental analysis concludes that a Mitigated Negative Declaration shall be issued to avoid and mitigate all potential adverse impacts on the environment by the imposition of mitigation measures and/or conditions contained and expressed in this document; the environmental case file known as **ENV-2006-9906-MND** and the associated case(s), **ZA-2006-9907-ZAD**. Finally, based on the fact that these impacts can be feasibly mitigated to less than significant, and based on the findings and thresholds for Mandatory Findings of Significance as described in the California Environmental Quality Act, section 15065, the overall project impact(s) on the environment (after mitigation) **will not:**

- Substantially degrade environmental quality.
- Substantially reduce fish or wildlife habitat.
- Cause a fish or wildlife habitat to drop below self sustaining levels.
- Threaten to eliminate a plant or animal community.
- Reduce number, or restrict range of a rare, threatened, or endangered species.
- Eliminate important examples of major periods of California history or prehistory.
- Achieve short-term goals to the disadvantage of long-term goals.
- Result in environmental effects that are individually limited but cumulatively considerable.
- Result in environmental effects that will cause substantial adverse effects on human beings.

ADDITIONAL INFORMATION:

All supporting documents and references are contained in the Environmental Case File referenced above and may be viewed in the EIR Unit, Room 763, City Hall.

For City information, addresses and phone numbers: visit the City's website at <http://www.lacity.org> ; City Planning - and Zoning Information Mapping Automated System (ZIMAS) cityplanning.lacity.org/ or EIR Unit, City Hall, 200 N Spring Street, Room 763. Seismic Hazard Maps - <http://gmw.consrv.ca.gov/shmp/> Engineering/Infrastructure/Topographic Maps/Parcel Information - <http://boemaps.eng.ci.la.ca.us/index01.htm> or City's main website under the heading "Navigate LA".

PREPARED BY:	TITLE:	TELEPHONE NO.:	DATE:
ALFREDO PEREZ	CITY PLANNING ASSISTANT	(213) 978-1353	12/19/2006

Impact?	Explanation	Mitigation Measures
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APPENDIX A: ENVIRONMENTAL IMPACTS EXPLANATION TABLE

I. AESTHETICS

a.	NO IMPACT	NO SCENIC VISTAS EXIST WITHIN THE VICINITY OF THE PROJECT - NO IMPACTS WILL RESULT.	
b.	NO IMPACT	THE SITE IS CURRENTLY IMPROVED WITH AN 8-STORY COMMERCIAL STRUCTURE AND IS NOT LOCATED ON A SCENIC HIGHWAY.	
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	TEMPORARY CONSTRUCTION IMPACTS AFFECTING AESTHETICS WILL EXIST. GENERAL UPKEEP AND MAINTENANCE DURING THIS TIME PERIOD IS REQUIRED TO MINIMIZE IMPACTS.	PLEASE REFER TO MM VI B2
d.	LESS THAN SIGNIFICANT IMPACT	LIGHT AND GLARE RELATED TO THE EXTERIOR LIGHTS ON THE BUILDING AND WITHIN THE PROPERTY BOUNDARIES WILL NOT POSE A SIGNIFICANT IMPACT BASED UPON THE FACT THAT THE PROJECT INVOLVES AN ADAPTIVE REUSE OF AN EXISTING BUILDING. THE LIGHTING SYSTEM WILL NOT VARY SIGNIFICANTLY COMPARED TO EXISTING CONDITIONS AND THE POTENTIAL IMPACTS ARE LESS THAN SIGNIFICANT.	

II. AGRICULTURAL RESOURCES

a.	NO IMPACT	THE SITE IS NOT ZONED FOR AGRICULTURAL USES AND DOES NOT CONTAIN FARMLAND OF ANY TYPE - NO IMPACTS WILL RESULT.	
b.	NO IMPACT	THE SITE IS NOT ZONED FOR AGRICULTURAL USES AND DOES NOT CONTAIN FARMLAND OF ANY TYPE - NO IMPACTS WILL RESULT.	
c.	NO IMPACT	THE DEVELOPMENT OF THE SITE WOULD HAVE NO IMPACT ON OFFSITE AGRICULTURAL USES.	

III. AIR QUALITY

a.	NO IMPACT	THE DEVELOPMENT OF THIS PROJECT WILL NOT CONFLICT WITH OR OBSTRUCT IMPLEMENTATION OF EITHER PLAN.	
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Impact?	Explanation	Mitigation Measures
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b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	OBSERVATION OF CONSTRUCTION MITIGATION VI B2 AND THE REFERENCED MITIGATION MEASURES LOWERS ANY POTENTIAL AND TEMPORARY CONSTRUCTION IMPACTS TO A LEVEL OF LESS THAN SIGNIFICANT.	III d1 PLEASE SEE CONSTRUCTION MITIGATION VI B2
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE CONSTRUCTION PHASE MAY INCREASE THE EXISTING BASIN-WIDE AIR QUALITY VIOLATIONS, HOWEVER, THESE IMPACTS WILL BE MITIGATED TO A LESS THAN SIGNIFICANT LEVEL BY THE PROPOSED MITIGATION MEASURES.	PLEASE SEE CONSTRUCTION MITIGATION VI B2
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE CONSTRUCTION OF THE PROJECT HAS THE POTENTIAL TO TEMPORARILY CAUSE AIR QUALITY IMPACT TO SENSITIVE RECEPTORS IN THE ADJACENT RESIDENTIAL USES, THOUGH IMPLEMENTATION OF CONSTRUCTION MITIGATION MEASURES WILL REDUCE IMPACTS TO BELOW LEVELS OF SIGNIFICANCE.	PLEASE REFER TO MM VI B2
e.	NO IMPACT	NO OBJECTIONABLE ODORS ARE ANTICIPATED TO RESULT FROM THIS RESIDENTIAL/COMMERCIAL DEVELOPMENT PROJECT.	

IV. BIOLOGICAL RESOURCES

a.	NO IMPACT	THE SITE IS LOCATED IN AN AREA THAT IS FULLY DEVELOPED AND URBANIZED. NO SENSITIVE SPECIES ARE EXPECTED TO LOCATED ON THE SITE - NO IMPACTS WILL RESULT.	
b.	NO IMPACT	THE SITE DOES NOT CONTAIN RIPARIAN HABITAT OR SENSITIVE NATURAL COMMUNITIES. NO IMPACT WOULD RESULT.	
c.	NO IMPACT	THE SITE DOES NOT CONTAIN WETLANDS. NO IMPACT WOULD RESULT.	
d.	NO IMPACT	THE SITE DOES NOT CONTAIN WILDLIFE CORRIDORS. NO IMPACT WOULD RESULT.	
e.	NO IMPACT	THE REMOVAL OF ON-SITE TREES IS NOT ANTICIPATED - NO IMPACTS EXIST.	
f.	NO IMPACT	THE PROPOSED PROJECT WILL NOT CONFLICT WITH ANY HABITAT CONSERVATION PLANS.	

V. CULTURAL RESOURCES

Impact?	Explanation	Mitigation Measures	
a.	NO IMPACT	THE SITE IS IMPROVED WITH AN EXISTING BUILDING CONSTRUCTED IN 1960 AND HAS NOT BEEN IDENTIFIED AS A HISTORIC RESOURCE. NO IMPACT WOULD RESULT.	
b.	LESS THAN SIGNIFICANT IMPACT	GRADING WILL BE MINIMAL AND LIKELIHOOD THAT ARCHAEOLOGICAL RESOURCES ARE UNCOVERED IS VERY LOW - THE IMPACTS ARE LESS THAN SIGNIFICANT.	
c.	LESS THAN SIGNIFICANT IMPACT	GRADING WILL BE MINIMAL AND LIKELIHOOD THAT A PALEONTOLOGICAL RESOURCE WILL BE UNCOVERED IS VERY LOW - THE IMPACTS ARE LESS THAN SIGNIFICANT.	
d.	NO IMPACT	NO HUMAN REMAINS ARE ANTICIPATED TO BE LOCATED AT THE PROJECT SITE. NO IMPACT WOULD RESULT.	

VI. GEOLOGY AND SOILS

a.	NO IMPACT	THE SITE IS NOT LOCATED IN AN ALQUIST-PRIOLO ZONE. NO IMPACT WOULD RESULT.	
b.	LESS THAN SIGNIFICANT IMPACT	THE SUBJECT SITE IS 1.89 (KM) FROM A FAULT AND POTENTIAL IMPACTS RELATED TO SEISMOLOGY SHALL BE CONSIDERED AND DETERMINED BY LADBS. THE POTENTIAL IMPACTS WILL BE CONSIDERED LESS THAN SIGNIFICANT UNLESS LADBS DETERMINES OTHERWISE.	
c.	LESS THAN SIGNIFICANT IMPACT	THE SITE IS WITHIN A LIQUEFACTION ZONE AND THE PROJECT INVOLVES THE RE-USE OF AN EXISTING STRUCTURE - THE IMPACTS ARE LESS THAN SIGNIFICANT.	
d.	NO IMPACT	THE SUBJECT SITE IS NOT WITHIN A LANDSLIDE AREA AND POTENTIAL IMPACTS RELATED TO THIS MATTER DOES NOT EXIST.	
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	COMPLIANCE WITH THE REFERENCED MITIGATION MEASURES LOWERS ANY POTENTIAL AND TEMPORARY CONSTRUCTION IMPACTS TO A LEVEL OF LESS THAN SIGNIFICANT.	VI b2
f.	NO IMPACT	THE SUBJECT PROPERTY IS STABLE AND IS NOT ANTICIPATED TO BECOME UNSTABLE DUE TO CONSTRUCTION OF THE PROJECT.	

Impact?	Explanation	Mitigation Measures
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g.	NO IMPACT	THE PROJECT SITE DOES NOT CONTAIN EXPANSIVE SOILS. NO IMPACT WOULD RESULT.	
h.	NO IMPACT	NO IMPACT NO SEPTIC TANKS ARE PROPOSED AS PART OF THIS PROJECT. NO IMPACT WOULD RESULT.	

VII. HAZARDS AND HAZARDOUS MATERIALS

a.	NO IMPACT	NO HAZARDOUS MATERIALS ARE PROPOSED TO BE ROUTINELY TRANSPORTED, USED, OR DISPOSED OF AS PART OF THIS PROJECT.	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE SITE IS IMPROVED WITH AN EXISTING STRUCTURE THAT MAY CONTAIN ASBESTOS MATERIAL. THE REFERENCED MITIGATION MEASURES SHALL BE APPLIED TO LOWER THE POTENTIAL IMPACTS TO LOCAL SENSITIVE RECEPTORS TO LESS THAN SIGNIFICANT.	VII b5
c.	NO IMPACT	THE PROJECT IS NOT LOCATED NEAR A SCHOOL. NO IMPACT WOULD RESULT.	
d.	NO IMPACT	THE SITE IS NOT LOCATED ON A LIST OF HAZARDOUS MATERIALS SITES. NO IMPACT WOULD RESULT.	
e.	NO IMPACT	THE SITE IS NOT LOCATED WITHIN AN AIRPORT LAND USE PLAN. NO IMPACT WOULD RESULT.	
f.	NO IMPACT	THE SITE IS NOT LOCATED NEAR A PRIVATE AIRSTRIP. NO IMPACT WOULD RESULT.	
g.	NO IMPACT	THE PROPOSED DEVELOPMENT IS PERMITTED IN THE ZONE AND WILL NOT IMPAIR THE IMPLEMENTATION OF OR INTERFERE WITH AN EMERGENCY RESPONSE OR EVACUATION PLAN. NO IMPACT WOULD RESULT.	
h.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE SUBJECT SITE IS WITHIN A FIRE DISTRICT NO. 2 ZONE AND MITIGATION MEASURES SHALL BE ADMINISTERED TO LOWER POTENTIAL IMPACTS TO LESS THAN SIGNIFICANT.	PLEASE REFER TO MM XIII A

VIII. HYDROLOGY AND WATER QUALITY

a.	LESS THAN SIGNIFICANT IMPACT	THE PROPOSED PROJECT IS NOT ANTICIPATED TO VIOLATE ANY WATER QUALITY OR WASTE DISCHARGE REQUIREMENTS.	
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Impact?	Explanation	Mitigation Measures
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b.	NO IMPACT	THE PROPOSED PROJECT SHOULD NOT CAUSE THE DEPLETION OF GROUNDWATER SUPPLIES OR THE INTERFERE WITH GROUNDWATER RECHARGE. THE PROJECT WILL CONTINUE TO BE SUPPLIED WITH WATER BY THE LA DWP.	
c.	LESS THAN SIGNIFICANT IMPACT	THE DEPARTMENT OF PUBLIC WORKS WILL DETERMINE WHETHER OR NOT MITIGATION MEASURES SHOULD BE APPLIED RELATED TO WATER QUALITY FOR THIS ADAPTIVE RE-USE PROJECT.	
d.	LESS THAN SIGNIFICANT IMPACT	THE PROJECT WILL NOT ADD ADDITIONAL IMPERVIOUS SURFACES AND SO THE IMPACTS ARE LESS THAN SIGNIFICANT.	
e.	LESS THAN SIGNIFICANT IMPACT	THE PROJECT WILL NOT ADD ADDITIONAL IMPERVIOUS SURFACES AND SO THE IMPACTS ARE LESS THAN SIGNIFICANT.	
f.	LESS THAN SIGNIFICANT IMPACT	THE DEPARTMENT OF PUBLIC WORKS WILL DETERMINE WHETHER OR NOT MITIGATION MEASURES SHOULD BE APPLIED RELATED TO WATER QUALITY FOR THIS ADAPTIVE RE-USE PROJECT.	
g.	NO IMPACT	THE PROPERTY IS NOT LOCATED IN A FLOOD ZONE. NO IMPACT WOULD RESULT.	
h.	NO IMPACT	THE PROPERTY IS NOT LOCATED IN A FLOOD ZONE. NO IMPACT WOULD RESULT.	
i.	NO IMPACT	THE PROPERTY IS NOT LOCATED IN A POTENTIAL DAM INUNDATION ZONE. NO IMPACT WOULD RESULT.	
j.	NO IMPACT	THE SUBJECT PROPERTY IS NOT LOCATED WITHIN AN INUNDATION ZONE FOR SEICHES, TSUNAMIS, OR MUDLFOW. NO IMPACT WOULD RESULT.	

IX. LAND USE AND PLANNING

a.	NO IMPACT	THE PROPOSED DEVELOPMENT WILL NOT DIVIDE AN ESTABLISHED COMMUNITY. NO IMPACT WOULD RESULT.	
b.	NO IMPACT	THE PROPOSED PROJECT IS MULTI-FAMILY RESIDENTIAL AND COMMERCIAL DEVELOPMENT THAT IS COMPATIBLE WITH THE ZONE AND THE LAMC - NO IMPACTS WILL RESULT.	

Impact?	Explanation	Mitigation Measures
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c.	NO IMPACT	THE PROPOSED PROJECT WILL NOT CONFLICT WITH ANY APPLICABLE CONSERVATION OR NATURAL COMMUNITY CONSERVATION PLANS DUE TO ITS LOCATION WITHIN A DEVELOPED AND URBANIZED AREA.	
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X. MINERAL RESOURCES

a.	NO IMPACT	THE SITE IS NOT LOCATED IN A KNOWN AREA OF MINERAL RESOURCES. NO IMPACT IS EXPECTED TO RESULT.	
b.	NO IMPACT	THE SITE IS NOT LOCATED IN A KNOWN AREA OF MINERAL RESOURCES. NO IMPACT IS EXPECTED TO RESULT.	

XI. NOISE

a.	LESS THAN SIGNIFICANT IMPACT	THE PROPOSED DEVELOPMENT WILL BE A BASIC ADAPTIVE RE-USE OF AN EXISTING STRUCTURE AND IS NOT ANTICIPATED TO RESULT IN EXCESSIVE NOISE LEVELS. ADDITIONALLY, DURING CONSTRUCTION OF THE PROJECT, THE APPLICANT WILL BE REQUIRED TO COMPLY WITH THE CITY'S NOISE ORDINANCE AND THE ATTACHED CONSTRUCTION NOISE MITIGATION MEASURES IN VI B2 TO REDUCE IMPACTS TO A LESS THAN SIGNIFICANT LEVEL.	
b.	LESS THAN SIGNIFICANT IMPACT	THE PROJECT CONSTRUCTION WILL IS NOT ANTICIPATED TO RESULT IN EXCESSIVE GROUND BORNE VIBRATION OR NOISE LEVELS. THE POTENTIAL IMPACTS ARE LESS THAN SIGNIFICANT.	
c.	NO IMPACT	THE PROJECT PROPOSES PRIMARILY TO ALTER THE EXISTING INTERIOR STRUCTURE AND WILL NOT CONTRIBUTE TO A PERMANENT INCREASE IN NOISE LEVELS IN THE PROJECT VICINITY - NO IMPACTS ARE ANTICIPATED.	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	OBSERVATION OF CONSTRUCTION MITIGATION VI B2 MITIGATES ANY POTENTIAL AND TEMPORARY CONSTRUCTION NOISE IMPACTS TO A LEVEL OF LESS THAN SIGNIFICANT.	PLEASE SEE CONSTRUCTION MITIGATION VI B2
e.	NO IMPACT	THE PROJECT IS NOT LOCATED WITHIN AN EXISTING OR PROPOSED AIRPORT LAND USE PLAN, AS SUCH, IT IS NOT ANTICIPATED TO HAVE A NOISE IMPACT.	

Impact?	Explanation	Mitigation Measures
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f.	NO IMPACT	THE PROJECT IS NOT LOCATED WITHIN A PRIVATE AIRSTRIP, AS SUCH IT IS NOT ANTICIPATED TO HAVE A NOISE IMPACT.	
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XII. POPULATION AND HOUSING

a.	LESS THAN SIGNIFICANT IMPACT	THE PROJECT PROPOSAL WILL CREATE NECESSARY HOUSING AND IS NOT ANTICIPATED TO INTRODUCE SUBSTANTIAL POPULATION GROWTH - THE POTENTIAL IMPACTS ARE LESS THAN SIGNIFICANT.	
b.	NO IMPACT	NO EXISTING HOUSING IS BEING DISPLACED AS A RESULT OF THIS PROJECT - NO IMPACTS ARE ANTICIPATED.	
c.	NO IMPACT	NO RESIDENTIAL TENANTS CURRENTLY OCCUPY THE SITE - NO IMPACT WOULD RESULT.	

XIII. PUBLIC SERVICES

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	AS MENTIONED ABOVE, THE PROJECT IS WITHIN A FIRE DISTRICT NO. 2 ZONE AND MITIGATION MEASURES SHALL BE ADMINISTERED TO LOWER POTENTIAL IMPACTS TO LESS THAN SIGNIFICANT.	XIII a
b.	LESS THAN SIGNIFICANT IMPACT	THE IMPACTS TO POLICE RESPONSE TIMES AND SIMILAR MATTERS ARE LESS THAN SIGNIFICANT.	
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE CONSTRUCTION OF THIS PROJECT AT THIS LOCATION WILL PLACE A DEMAND ON EXISTING SCHOOLS IN THE AREA, HOWEVER, IMPLEMENTATION OF THE MITIGATION MEASURES WILL REDUCE THE IMPACTS TO LESS THAN SIGNIFICANT LEVEL.	XIII c1
d.	LESS THAN SIGNIFICANT IMPACT	THE DEMAND ANTICIPATED BY THE PROPOSED PROJECT ON PARK AND RECREATION FACILITIES WOULD BE LESS THAN SIGNIFICANT AND NO MITIGATION IS REQUIRED.	
e.	NO IMPACT	A DEMAND FOR ADDITIONAL GOVERNMENTAL SERVICES IS NOT ANTICIPATED - NO IMPACTS WILL RESULT.	

XIV. RECREATION

a.	LESS THAN SIGNIFICANT IMPACT	THE DEMAND ANTICIPATED BY THE PROPOSED PROJECT ON PARK AND RECREATION FACILITIES WOULD BE LESS THAN SIGNIFICANT AND NO MITIGATION IS REQUIRED.	
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Impact?	Explanation	Mitigation Measures
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b.	NO IMPACT	THE CONSTRUCTION OF THE PROPOSED PROJECT WILL NOT RESULT IN THE CONSTRUCTION OR EXPANSION OF RECREATIONAL FACILITIES.	
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XV. TRANSPORTATION/CIRCULATION

a.	NO IMPACT	THE DEVELOPMENT OF THE PROJECT WILL RE-USE AN EXISTING STRUCTURE AND IS NOT ANTICIPATED TO RESULT IN AN INCREASE IN TRAFFIC AND NO ADDITIONAL IMPACT GREATER THAN WHAT EXISTS IS ANTICIPATED.	
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b.	NO IMPACT	THE PROJECT WOULD NOT SUBSTANTIALLY INCREASE THE LEVEL OF SERVICE ON THE SURROUNDING STREETS.	
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c.	NO IMPACT	NO CHANGE IN AIR TRAFFIC PATTERNS WILL RESULT FROM THE PROPOSED RESIDENTIAL PROJECT.	
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d.	NO IMPACT	NO INCREASED HAZARDS ASSOCIATED WITH CURVING ROADS ARE PLANNED FOR THIS PROJECT - NO IMPACTS ARE ANTICIPATED.	
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e.	NO IMPACT	NO ISSUES EXIST RELATED TO INADEQUATE EMERGENCY ACCESS - NO IMPACTS ARE ANTICIPATED.	
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f.	NO IMPACT	THIS PROJECT WILL PROVIDE AMPLE PARKING IN COMPLIANCE WITH CURRENT STANDARDS IN THE LAMC - NO IMPACT IS ANTICIPATED.	
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g.	NO IMPACT	THE PROJECT IS NOT LOCATED IN, OR ANTICIPATED TO CONFLICT WITH, ANY ADOPTED POLICIES OR PLANS SUPPORTING ALTERNATIVE TRANSPORTATION - NO IMPACT WOULD RESULT.	
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XVI. UTILITIES

a.	LESS THAN SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT IMPACT BASED UPON THE ESTIMATED OUTPUT OF GALLONS OF WASTE WATER PER DAY IN CONJUNCTION WITH THE CITY OF LOS ANGELES' CURRENT CAPACITY.	
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b.	LESS THAN SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT IMPACT BASED UPON THE ESTIMATED OUTPUT OF THE PROPOSED SITE IN CONJUNCTION WITH THE CITY OF LOS ANGELES' CURRENT CAPACITY.	
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Impact?	Explanation	Mitigation Measures
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c.	NO IMPACT	THE CONSTRUCTION OF THIS PROJECT WILL NOT REQUIRE THE CONSTRUCTION OR EXPANSION OF EXISTING STORMWATER DRAINAGE FACILITIES. NO IMPACT.	
d.	LESS THAN SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT IMPACT BASED UPON THE ESTIMATED OUTPUT OF THE PROPOSED SITE IN CONJUNCTION WITH THE CITY OF LADWP FUTURE CAPACITIES.	
e.	NO IMPACT	THE ESTIMATED OUTPUT OF THE PROPOSED SITE WILL NOT BE SUBSTANTIAL TO IMPACT THE CITY OF LOS ANGELES' CURRENT CAPACITY.	
f.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	SOLID WASTE GENERATED FROM THIS PROJECT MUST BE MITIGATED IN COMPLIANCE WITH THE CITY OF LOS ANGELES RECYCLING REQUIREMENTS.	XVI f
g.	LESS THAN SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH THE APPLICATION OF THE ABOVE MM XVI F	

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

a.	LESS THAN SIGNIFICANT IMPACT	THE IMPACTS ARE LESS THAN SIGNIFICANT.	
b.	LESS THAN SIGNIFICANT IMPACT	THE CUMULATIVE IMPACTS ASSOCIATED WITH THE PROPOSED PROJECT WILL RESULT IN A LESS THAN SIGNIFICANT IMPACT WITH THE INCORPORATION OF THE ATTACHED MITIGATION MEASURES.	
c.	LESS THAN SIGNIFICANT IMPACT	AFTER IMPLEMENTATION OF ATTACHED MITIGATION MEASURES, THE PROJECT DOES NOT HAVE ANY SIGNIFICANT, DIRECT, OR INDIRECT IMPACTS ON HUMAN BEINGS.	

CALIFORNIA DEPARTMENT OF FISH AND GAME
CERTIFICATE OF FEE EXEMPTION

De Minimis Impact Finding

PROJECT TITLE (INCLUDING ITS COMMON NAME, IF ANY)

TRACT/PARCEL MAP NO.

MND NO.

ENV-2006-9906-MND

ZA NO. ZA-2006-9907-ZAD

PROJECT DESCRIPTION: ZONING ADMINISTRATOR DETERMINATION TO ALLOW AN ADAPTIVE REUSE PROJECT TO CONVERT AN EXISTING 73,291 SQUARE-FOOT, EIGHT-STORY (SEVEN STORIES ABOVE GRADE PLUS A BASEMENT) COMMERCIAL STRUCTURE INTO 56 RESIDENTIAL CONDOMINIUMS AND 11,325 SQUARE FEET OF COMMERCIAL USES AND PROVIDE APPROXIMATELY 163 ON-SITE PARKING SPACES, ON AN APPROXIMATE 81,230 SQUARE-FOOT SITE, IN THE C2-1VL AND P-1VL ZONES.

PROJECT ADDRESS: 10850-10862 W RIVERSIDE DRIVE; SHERMAN OAKS - STUDIO CITY - TOLUCA LAKE - CAHUENGA PASS

APPLICANT NAME: FRED DELIJANI, STERLING REAL ESTATE GROUP, LLC

APPLICANT ADDRESS: 9735 WILSHIRE BOULEVARD, SUITE 122
BEVERLY HILLS, CA 90212

FINDINGS OF EXEMPTIONS

Based on the Initial Study prepared by the City Planning Department and all evidence in the record, on it is determined that the subject project, which is located in Los Angeles County, WILL NOT have an adverse impact in wildlife resources or their habitat as defined by Fish and Game Code Section 711.2 of the Fish and Game Code, Because:

- The Initial Study prepared for the project identifies no, potential adverse impact on fish or wildlife resources as far as earth, air, water, plant life, animal life, or risk of upset are concerned.
- Measures are required as part of this approval which will mitigate the above mentioned impacts, to a level of insignificance.
- The project site, as well as the surrounding area (is presently) (was) developed with residential structures and does not provide a natural habitat for either fish or wildlife.

CERTIFICATION

I hereby certify that the Los Angeles Planning Department has made the above findings of fact and that based upon the initial study and hearing record the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

CHIEF PLANNING OFFICIAL: HADAR PLAFKIN	SIGNATURE:
DATE OF PREPARATION: 12/18/2006	PRINT NAME: HADAR PLAFKIN

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
PROPOSED MITIGATED NEGATIVE DECLARATION

LEAD CITY AGENCY LOS ANGELES CITY PLANNING DEPARTMENT	COUNCIL DISTRICT 4
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PROJECT TITLE ENV-2006-9906-MND	CASE NO. ZA-2006-9907-ZAD
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PROJECT LOCATION
10850-10862 W RIVERSIDE DRIVE; SHERMAN OAKS - STUDIO CITY - TOLUCA LAKE - CAHUENGA PASS

PROJECT DESCRIPTION
ZONING ADMINISTRATOR DETERMINATION TO ALLOW AN ADAPTIVE REUSE PROJECT TO CONVERT AN EXISTING 73,291 SQUARE-FOOT, EIGHT-STORY (SEVEN STORIES ABOVE GRADE PLUS A BASEMENT) COMMERCIAL STRUCTURE INTO 56 RESIDENTIAL CONDOMINIUMS AND 11,325 SQUARE FEET OF COMMERCIAL USES AND PROVIDE APPROXIMATELY 163 ON-SITE PARKING SPACES, ON AN APPROXIMATE 81,230 SQUARE-FOOT SITE, IN THE C2-1VL AND P-1VL ZONES.

NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY
FRED DELIJANI, STERLING REAL ESTATE GROUP, LLC
9735 WILSHIRE BOULEVARD, SUITE 122
BEVERLY HILLS, CA 90212

FINDING:
The City Planning Department of the City of Los Angeles has Proposed that a mitigated negative declaration be adopted for this project because the mitigation measure(s) outlined on the attached page(s) will reduce any potential significant adverse effects to a level of insignificance

(CONTINUED ON PAGE 2)

SEE ATTACHED SHEET(S) FOR ANY MITIGATION MEASURES IMPOSED.

Any written comments received during the public review period are attached together with the response of the Lead City Agency. The project decision-maker may adopt the mitigated negative declaration, amend it, or require preparation of an EIR. Any changes made should be supported by substantial evidence in the record and appropriate findings made.

THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.

NAME OF PERSON PREPARING THIS FORM	TITLE	TELEPHONE NUMBER
ALFREDO PEREZ	CITY PLANNING ASSISTANT	(213) 978-1353

ADDRESS	SIGNATURE (Official)	DATE
200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA. 90012		

III d1. Air Pollution (Stationary)

Adverse impacts upon future occupants may result from the project implementation due to existing ambient air pollution levels in the project vicinity. However, this impact can be mitigated to a level of insignificance by the following measure:

- RESIDENTIAL - The applicant shall install air filters capable of achieving a Minimum Efficiency Rating Value (MERV) of at least 8 or better in order to reduce the effects of diminished air quality on the occupants of the project.
- COMMERCIAL/INSTITUTIONAL - The applicant shall install air filters capable of achieving a Minimum Efficiency Rating Value (MERV) of at least 11 or better in order to reduce the effects of diminished air quality on the occupants of the project.

VI b2. Erosion/Grading/Short-Term Construction Impacts

Short-term air quality and noise impacts may result from the construction of the proposed project. However, these impacts can be mitigated to a level of insignificance by the following measures:

- **Air Quality**
- All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
- The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by construction and hauling, and at all times provide reasonable control of dust caused by wind.
- All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- **Noise**
- The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously.
- The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- The project sponsor shall comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.
- **General Construction**
- Sediment carries with it other work-site pollutants such as pesticides, cleaning solvents, cement wash, asphalt, and car fluids that are toxic to sea life.
- All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and vegetation. Non recyclable materials/wastes shall be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.
- Leaks, drips and spills shall be cleaned up immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
- Pavement shall not be hosed down at material spills. Dry cleanup methods shall be used whenever possible.
- Dumpsters shall be covered and maintained. Uncovered dumpsters shall be placed under a roof or be covered with tarps or plastic sheeting.
- Gravel approaches shall be used where truck traffic is frequent to reduce soil compaction and the tracking of sediment into streets shall be limited.
- All vehicle/equipment maintenance, repair, and washing shall be conducted away from storm drains. All major repairs shall be conducted off-site. Drip pans or drop clothes shall be used to catch drips and spills.

VII b5. Explosion/Release (Asbestos Containing Materials)

Due to the age of the building(s) being demolished, asbestos-containing materials (ACM) may be located in the structure(s). Exposure to ACM during demolition could be hazardous to the health of the demolition workers as well as area residents and employees. However, these impacts can be mitigated to a level of insignificance by the following measure:

- Prior to the issuance of any demolition permit, the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant that no ACM are present in the building. If ACM are found to be present, it will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other State and Federal rules and regulations.

XIII a. Public Services (Fire)

Environmental impacts may result from project implementation due to the location of the project in an area having marginal fire protection facilities. However, this potential impact will be mitigated to a level of insignificance by the following measure:

- The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

XIII c1. Public Services (Schools)

Environmental impacts may result from project implementation due to the location of the project in an area with insufficient school capacity. However, the potential impact will be mitigated to a level of insignificance by the following measure:

- The applicant shall pay school fees to the Los Angeles Unified School District to offset the impact of additional student enrollment at schools serving the project area.

XVI f. Utilities (Solid Waste)

Environmental impacts may result from project implementation due to the creation of additional solid waste. However, this potential impact will be mitigated to a level of insignificance by the following measure:

- Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.

XVII d. End

The conditions outlined in this proposed mitigated negative declaration which are not already required by law shall be required as condition(s) of approval by the decision-making body except as noted on the face page of this document.

- Therefore, it is concluded that no significant impacts are apparent which might result from this project's implementation.