

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
CITY OF LOS ANGELES

COUNCIL DISTRICT
3

PROJECT TITLE
ENV-2008-537-MND

CASE NO.
ZA-2008-536-CU-ZV

PROJECT LOCATION
18603 W TOPHAM STREET; RESEDA-WEST VAN NUYS, 91335

PROJECT DESCRIPTION

Conditional Use to allow the continued maintenance and use of an existing dog care and wellness facility (kennel) with its current layout and located in the M1-1 and P1-1 Zones within 500-feet of residential uses; in an existing one-story (20-feet), approximately 12,650 square-foot structure, providing 17 on-site and 8 off-site parking spaces, operating from 7:00 am to 7:00 pm Monday through Saturday (with extended hours until 8:30 p.m. for posted special events conducted inside the building), on a 23,106.4 square-foot site, within the M1-1 and P-1 Zones.

NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY

Bobby Dorafshar
18603 Topham Street
Tarzana, CA 91335

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

JENNAFER MONTERROSA

CITY PLANNING ASSISTANT

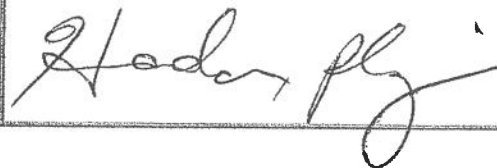
(213) 978-1326

ADDRESS

SIGNATURE (Official)

DATE

200 N. SPRING STREET, 7th FLOOR
LOS ANGELES, CA. 90012



APRIL 27, 2009

I c1. Aesthetics (Light)

- Environmental impacts to the adjacent residential properties may result due to excessive illumination on the project site. However, the potential impacts will be mitigated to a level of insignificance by the following measure:
- Outdoor lighting shall be designed and installed with shielding, so that the light source cannot be seen from adjacent residential properties.

III 0. Air Pollution (Dog Kennel)

All dog waste shall be kept in airtight containers, in separate trash bins, disposed of at least twice per week, and shall comply with the Los Angeles Bureau of Sanitation regulations.

XI 0. Increased Noise Levels (Dog Kennel)

Construct a sound wall along the northern, eastern, and western boundary of the subject property of at least 6' in height. Dogs shall not be permitted within the outdoor barking lounge between the hours of 7:00 p.m. and 7:00 a.m.

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.

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: CITY OF LOS ANGELES	COUNCIL DISTRICT: CD 3 - DENNIS P. ZINE	DATE: 03/16/2009
RESPONSIBLE AGENCIES: CITY OF LOS ANGELES		
ENVIRONMENTAL CASE: ENV-2008-537-MND	RELATED CASES: ZA-2008-536-CU-ZV	
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.	
PROJECT DESCRIPTION: CONDITIONAL USE TO ALLOW THE EXISTING ON-SITE BUILDING TO OPERATE AS A DOG CARE BUSINESS AND BE LOCATED WITHIN 500 FEET FROM RESIDENTIAL (RA-1-K ZONE).		
ENV PROJECT DESCRIPTION: Conditional Use to allow the continued maintenance and use of an existing dog care and wellness facility (kennel) with its current layout and located in the M1-1 and P1-1 Zones within 500-feet of residential uses; in an existing one-story (20-feet), approximately 12,650 square-foot structure, providing 17 on-site and 8 off-site parking spaces, operating from 7:00 am to 7:00 pm Monday through Saturday (with extended hours until 8:30 p.m. for posted special events conducted inside the building), on a 23,106.4 square-foot site, within the M1-1 and P-1 Zones.		
ENVIRONMENTAL SETTINGS: The subject site is a level (100% less than 10% sloping), rectangular-shaped, interior site, with a 128 foot frontage on Topham St (a Local street dedicated to 55' at the subject site) and a uniform depth of approximately 180 feet, within the Reseda – West Van Nuys Community Plan Area. The subject site is bounded by the Topham Street to the south, industrial-zoned parcels to the east and west, and residential uses to the north. The subject site is not within a coastal zone, very high fire hazard severity zone, Fire District No. 1, flood zone, hazardous waste/border zone properties, methane hazard site, high wind velocity area, hillside grading zone, oil wells area, Alquist-Priolo fault zone, , or landslide zone. The site is within an airport hazard zone (400' Height Limit Above Elevation 790), Fire District No. 2, and liquefaction zone, within 12.84 kilometers of a known fault zone. Additionally, the site is subject to the Reseda Plan footnotes. There are no schools or parks within 500 feet of the site. The land use and zoning within a 500 foot radius of the subject site are as follows: the public-facilities-zoned Southern Pacific Railroad Company right-of-way transects the radial area running east to west (zoned PF-1VL); on either side of the of the public right-of-way, industrial-zoned lots front Topham St and Oxnard St (zoned M1-1, MR1-1, (Q)CM-1-K, and P1-1); the northerly portion of the radial area is composed of residentially-zoned lots, fronting along Calvert St, Yolanda Ave, and Delano St (zoned RA-1, RA-1-K, RE11-1-K, (Q)RE11-1-K, and (Q)RD1.5-1-K). The 23,106.4 square-foot site is currently improved with an existing one-story (20'), approximately 12,650 square-foot commercial structure, built in 1976, providing 17 on-site and 8 off-site parking spaces, requiring a Conditional Use to maintain an existing dog care facility in an M1-1 and P1-1 zones within 500 feet of residential uses. No demolition, construction, or alteration is proposed. No grading or excavation will occur. No trees will be impacted.		
PROJECT LOCATION: 18603 W TOPHAM STREET; RESEDA-WEST VAN NUYS, 91335		
COMMUNITY PLAN AREA: RESEDA - WEST VAN NUYS STATUS:	AREA PLANNING COMMISSION: SOUTH VALLEY	CERTIFIED NEIGHBORHOOD COUNCIL: TARZANA



Does Conform to Plan



Does NOT Conform to Plan

EXISTING ZONING:

M1-1, P-1

**MAX. DENSITY/INTENSITY
ALLOWED BY ZONING:**

N/A

**GENERAL PLAN LAND USE:
LIMITED MANUFACTURING**

**MAX. DENSITY/INTENSITY
ALLOWED BY PLAN
DESIGNATION:**

N/A

PROPOSED PROJECT DENSITY:

N/A

LA River Adjacent:
NO

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) 978-1326

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"/> HAZARDS AND HAZARDOUS MATERIALS	<input type="checkbox"/> PUBLIC SERVICES
<input type="checkbox"/> AGRICULTURAL RESOURCES	<input type="checkbox"/> HYDROLOGY AND WATER QUALITY	<input type="checkbox"/> RECREATION
<input checked="" type="checkbox"/> AIR QUALITY	<input type="checkbox"/> LAND USE AND PLANNING	<input type="checkbox"/> TRANSPORTATION/CIRCULATION
<input type="checkbox"/> BIOLOGICAL RESOURCES	<input type="checkbox"/> MINERAL RESOURCES	<input type="checkbox"/> UTILITIES
<input type="checkbox"/> CULTURAL RESOURCES	<input checked="" type="checkbox"/> NOISE	<input type="checkbox"/> MANDATORY FINDINGS OF SIGNIFICANCE
<input type="checkbox"/> GEOLOGY AND SOILS	<input type="checkbox"/> POPULATION AND HOUSING	

INITIAL STUDY CHECKLIST

(To be completed by the Lead City Agency)

Background

PROPONENT NAME:

Bobby Dorafshar

PHONE NUMBER:

(818) 344-9663

APPLICANT ADDRESS:

18603 Topham Street
Tarzana, CA 91335

AGENCY REQUIRING CHECKLIST:

DEPARTMENT OF CITY PLANNING

DATE SUBMITTED:

01/29/2009

PROPOSAL NAME (if Applicable):

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
--------------------------------	--	------------------------------	-----------

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
--------------------------------	--	------------------------------	-----------

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
--------------------------------	--	------------------------------	-----------

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, 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?				✓

IX. LAND USE AND PLANNING

a.	PHYSICALLY DIVIDE AN ESTABLISHED COMMUNITY?				✓
----	---	--	--	--	---

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
--------------------------------	--	------------------------------	-----------

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
--------------------------------	--	------------------------------	-----------

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			✓	
----	--	--	--	---	--

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
--------------------------------	--	------------------------------	-----------

	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-2008-537-MND** and the associated case(s), **ZA-2008-536-CU-ZV**. 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:
JENNAFER MONTERROSA	CITY PLANNING ASSISTANT	(213) 978-1326	03/16/2009

Impact?	Explanation	Mitigation Measures
---------	-------------	---------------------

APPENDIX A: ENVIRONMENTAL IMPACTS EXPLANATION TABLE

I. AESTHETICS

a.	NO IMPACT	NO SCENIC VISTAS WILL BE IMPACTED.	
b.	NO IMPACT	NO RECOGNIZED HISTORIC OR CULTURAL RESOURCES EXIST ON THE SITE AND, THEREFORE, NO IMPACTS.	
c.	LESS THAN SIGNIFICANT IMPACT	POTENTIAL AESTHETIC IMPACTS ARE CONSIDERED LESS THAN SIGNIFICANT GIVEN THAT THE PROPOSED PROJECT WILL CONTINUE AN ALREADY ESTABLISHED USE AND NO NEW CONSTRUCTION, ALTERATION, OR DEMOLITION WILL OCCUR.	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	OUTDOOR LIGHTING OF THE BARKING LOUNGE DURING THE WINTER MONTHS MAY PRODUCE A GLARE UPON ADJACENT RESIDENTIAL USES.	I c1

II. AGRICULTURAL RESOURCES

a.	NO IMPACT	THE SITE IS ZONED FOR LIMITED MANUFACTURING USE AND DOES NOT CONTAIN FARMLAND OF ANY KIND; NO IMPACT WILL RESULT.	
b.	NO IMPACT	THE SITE IS ZONED FOR LIMITED MANUFACTURING USE AND DOES NOT CONTAIN FARMLAND OF ANY KIND; NO IMPACT WILL RESULT.	
c.	NO IMPACT	NO IMPACTS RELATED TO OFF-SITE AGRICULTURE ARE ANTICIPATED FOR ADJACENT AGRICULTURALLY ZONED PROPERTIES.	

III. AIR QUALITY

a.	NO IMPACT	THIS PROJECT WILL NOT CONFLICT WITH OR OBSTRUCT EITHER PLAN.	
b.	NO IMPACT	MATTERS RELATED TO POTENTIAL AIR QUALITY VIOLATIONS ARE CONSIDERED NO IMPACT.	
c.	NO IMPACT	NO IMPACTS RELATED TO CUMULATIVE NET INCREASES IN POLLUTANTS RELATIVE TO FEDERAL AND STATE STANDARDS ARE ANTICIPATED.	

Impact?	Explanation	Mitigation Measures
---------	-------------	---------------------

d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	OPERATIONAL IMPACTS TO SENSITIVE RECEPTORS ARE CONSIDERED POTENTIALLY SIGNIFICANT AS THE CONDITIONAL USE REQUEST FOR A KENNEL WITH ADJACENT OUTDOOR BARKING LOUNGE IS WITHIN 500 FEET OF RESIDENTIAL USES. ANIMAL WASTE PRODUCED INDOORS AND OUTDOORS MAY PRODUCE OBJECTIONABLE ODORS FOR ADJACENT NEIGHBORS.	See MM III 0.
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE CONDITIONAL USE REQUEST FOR A KENNEL WITH ADJACENT OUTDOOR BARKING LOUNGE IS WITHIN 500 FEET OF RESIDENTIAL USES. ANIMAL WASTE PRODUCED INDOORS AND OUTDOORS MAY PRODUCE OBJECTIONABLE ODORS FOR ADJACENT NEIGHBORS.	III 0

IV. BIOLOGICAL RESOURCES

a.	NO IMPACT	THE SITE IS LOCATED IN A HIGHLY URBANIZED AREA AND THE PROJECT PROPOSES NO NEW CONSTRUCTION, EXCAVATION, OR DEMOLITION; NO IMPACTS TO APPLICABLE SPECIES ARE ANTICIPATED.	
b.	NO IMPACT	THE SITE IS LOCATED IN A HIGHLY URBANIZED AREA AND THE PROJECT PROPOSES NO NEW CONSTRUCTION, EXCAVATION, OR DEMOLITION; NO IMPACTS TO RIPARIAN HABITATS OR OTHER SENSITIVE NATURAL COMMUNITIES ARE ANTICIPATED.	
c.	NO IMPACT	THERE ARE NO WETLANDS ON-SITE OR NEARBY; NO IMPACTS ARE ANTICIPATED.	
d.	NO IMPACT	THE SITE IS LOCATED IN A HIGHLY URBANIZED AREA AND THE PROJECT PROPOSES NO NEW CONSTRUCTION, EXCAVATION, OR DEMOLITION; NO IMPACTS TO APPLICABLE SPECIES ARE ANTICIPATED.	
e.	NO IMPACT	NO TREES WILL BE IMPACTED.	
f.	NO IMPACT	NO IMPACTS TO ANY INDICATED PLANS ARE ANTICIPATED.	

V. CULTURAL RESOURCES

a.	NO IMPACT	NO IMPACTS TO HISTORIC RESOURCES ARE ANTICIPATED.	
b.	NO IMPACT	NO IMPACTS TO ARCHEAOLOGICAL RESOURCES ARE ANTICIPATED.	

Impact?	Explanation	Mitigation Measures
---------	-------------	---------------------

c.	NO IMPACT	NO IMPACTS TO UNIQUE PALEONTOLOGICAL RESOURCES ARE ANTICIPATED.	
d.	NO IMPACT	NO HUMAN REMAINS ARE ANTICIPATED TO EXIST AT THE SITE.	

VI. GEOLOGY AND SOILS

a.	NO IMPACT	THE SITE IS NOT LOCATED IN AN ALQUIST-PRIOLO ZONE; NO IMPACT ANTICIPATED, AS NO MAJOR CONSTRUCTION OR EXCAVATION WILL OCCUR.	
b.	LESS THAN SIGNIFICANT IMPACT	THE SUBJECT SITE IS WITHIN 12.84 KILOMETERS OF A FAULT ZONE; HOWEVER, POTENTIAL IMPACTS ARE CONSIDERED LESS THAN SIGNIFICANT AS NO MAJOR CONSTRUCTION OR EXCAVATION WILL OCCUR.	
c.	LESS THAN SIGNIFICANT IMPACT	THE SUBJECT SITE IS LOCATED IN A LIQUEFACTION ZONE; HOWEVER, POTENTIAL IMPACTS ARE CONSIDERED LESS THAN SIGNIFICANT AS NO MAJOR CONSTRUCTION OR EXCAVATION IS PROPOSED.	
d.	NO IMPACT	THE SUBJECT SITE IS NOT WITHIN A LANDSLIDE AREA; NO IMPACTS ARE ANTICIPATED.	
e.	NO IMPACT	MATTERS RELATED TO GRADING ARE CONSIDERED NO IMPACT.	
f.	NO IMPACT	MATTERS RELATED TO CONSTRUCTION AND EXCAVATION ARE CONSIDERED NO IMPACT.	
g.	NO IMPACT	THE SUBJECT SITE DOES NOT CONTAIN EXPANSIVE SOILS; NO IMPACTS ARE ANTICIPATED.	
h.	NO IMPACT	NO SEPTIC TANKS ARE PROPOSED, THEREFORE, NO IMPACTS.	

VII. HAZARDS AND HAZARDOUS MATERIALS

a.	NO IMPACT	NO IMPACTS ARE ANTICIPATED CONCERNING THREATS FROM POTENTIALLY HAZARDOUS MATERIALS ON-SITE.	
b.	NO IMPACT	NO IMPACTS ARE ANTICIPATED CONCERNING THREATS FROM POTENTIALLY HAZARDOUS MATERIALS ON-SITE.	
c.	NO IMPACT	THE PROJECT IS NOT LOCATED NEAR A SCHOOL; NO IMPACTS ARE ANTICIPATED.	

Impact?	Explanation	Mitigation Measures
---------	-------------	---------------------

d.	NO IMPACT	THE SITE IS NOT LOCATED IN A METHANE HAZARD AREA; POTENTIAL IMPACTS ARE CONSIDERED NO IMPACT.	
e.	NO IMPACT	THE SITE IS WITHIN AN AIRPORT HAZARD AREA RESTRICTING HEIGHT TO 400' ABOVE ELEVATION 790; NO IMPACTS ARE ANTICIPATED.	
f.	NO IMPACT	THE SITE IS NOT LOCATED NEAR A PRIVATE AIRSTRIP, THEREFORE, NO IMPACTS.	
g.	NO IMPACT	THE PROPOSED PROJECT DOES NOT SEEM TO IMPAIR IMPLEMENTATION OF OR INTERFERE WITH AN EMERGENCY RESPONSE OR EVACUATION PLAN; NO IMPACT WOULD RESULT.	
h.	NO IMPACT	THE SUBJECT SITE IS NOT WITHIN A HIGH FIRE HAZARD SEVERITY ZONE; NO IMPACTS ARE ANTICIPATED.	

VIII. HYDROLOGY AND WATER QUALITY

a.	NO IMPACT	THE PROJECT IS NOT ANTICIPATED TO VIOLATE ANY WATER QUALITY OR WASTE DISCHARGE REQUIREMENTS, THEREFORE, NO IMPACT.	
b.	NO IMPACT	THE PROJECT SHOULD NOT DEplete GROUNDWATER SUPPLIES OR INTERFERE WITH GROUNDWATER RECHARGE; THE PROJECT WILL CONTINUE TO BE SUPPLIED WITH WATER BY LA DWP.	
c.	NO IMPACT	NO IMPACTS ARE ANTICIPATED.	
d.	NO IMPACT	NO IMPACTS ARE ANTICIPATED.	
e.	NO IMPACT	NO IMPACTS ARE ANTICIPATED.	
f.	LESS THAN SIGNIFICANT IMPACT	MATTERS RELATED TO WATER QUALITY ARE CONSIDERED LESS THAN SIGNIFICANT IMPACT.	
g.	NO IMPACT	NO IMPACTS ARE ANTICIPATED.	
h.	NO IMPACT	NO IMPACTS ARE ANTICIPATED.	
i.	NO IMPACT	NO IMPACTS ARE ANTICIPATED.	
j.	NO IMPACT	THE SUBJECT SITE IS NOT LOCATED WITHIN A COASTAL ZONE.	

IX. LAND USE AND PLANNING

a.	NO IMPACT	NO IMPACTS ARE ANTICIPATED.	
b.	LESS THAN SIGNIFICANT IMPACT	NO IMPACTS ARE ANTICIPATED.	
c.	NO IMPACT	NO CONFLICTS WITH REFERENCED PLANS ARE ANTICIPATED.	

X. MINERAL RESOURCES

Impact?	Explanation	Mitigation Measures
---------	-------------	---------------------

a.	NO IMPACT	NO IMPACTS ARE ANTICIPATED, AS THE SITE IS NOT LOCATED IN A KNOWN AREA OF MINERAL RESOURCES.	
b.	NO IMPACT	NO IMPACTS ARE ANTICIPATED, AS THE SITE IS NOT LOCATED IN A KNOWN AREA OF MINERAL RESOURCES.	

XI. NOISE

a.	NO IMPACT	NOISE LEVELS IN EXCESS OF STANDARDS IN GENERAL PLAN OR NOISE ORDINANCE ARE NOT ANTICIPATED.	
b.	NO IMPACT	EXCESSIVE GROUND BORNE VIBRATION OR GROUND BORNE NOISE LEVELS ARE NOT ANTICIPATED.	
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	IMPACTS RELATED TO PERMANENT SUBSTANTIAL INCREASE AMBIENT NOISE LEVELS ARE CONSIDERED POTENTIALLY SIGNIFICANT, AS THE CONDITIONAL USE REQUEST FOR A KENNEL WITH ADJACENT OUTDOOR BARKING LOUNGE IS WITHIN 500 FEET OF RESIDENTIAL USES.	XI 0
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	IMPACTS RELATED TO PERMANENT SUBSTANTIAL INCREASE AMBIENT NOISE LEVELS ARE CONSIDERED POTENTIALLY SIGNIFICANT, AS THE CONDITIONAL USE REQUEST FOR A KENNEL WITH ADJACENT OUTDOOR BARKING LOUNGE IS WITHIN 500 FEET OF RESIDENTIAL USES.	See MM XI 0.
e.	NO IMPACT	THE PROJECT IS NOT LOCATED WITHIN AN AIRPORT LAND USE PLAN; NO IMPACTS ARE ANTICIPATED.	
f.	NO IMPACT	THE PROJECT IS NOT LOCATED NEAR A PRIVATE AIRSTRIP, THEREFORE, NO IMPACTS ARE ANTICIPATED.	

XII. POPULATION AND HOUSING

a.	NO IMPACT	THE PROPOSED DOG CARE FACILITY WILL NOT INDUCE SUBSTANTIAL GROWTH.	
b.	NO IMPACT	NO HOUSING WILL BE DISPLACED.	
c.	NO IMPACT	NO PEOPLE WILL BE DISPLACED.	

XIII. PUBLIC SERVICES

a.	NO IMPACT	NO FIRE PROTECTION IMPACTS ARE ANTICIPATED.	
b.	NO IMPACT	NO PUBLIC SAFETY MATTERS ARE ANTICIPATED.	
c.	NO IMPACT	NO SCHOOLS WILL BE IMPACTED.	

Impact?		Explanation	Mitigation Measures
d.	NO IMPACT	MATTERS RELATED TO AN INCREASE IN THE USE OF PARKS IS CONSIDERED NO IMPACT.	
e.	NO IMPACT	NO IMPACTS ARE ANTICIPATED IN MATTERS RELATING TO THIS CATEGORY.	
XIV. RECREATION			
a.	NO IMPACT	MATTERS RELATED TO AN INCREASE IN THE USE OF PARKS IS CONSIDERED NO IMPACT.	
b.	NO IMPACT	THE PROJECT WILL NOT RESULT IN THE CONSTRUCTION OR EXPANSION OF RECREATIONAL FACILITIES.	
XV. TRANSPORTATION/CIRCULATION			
a.	NO IMPACT	IMPACTS RELATED TO AN INCREASE IN TRAFFIC ARE CONSIDERED NO IMPACT.	
b.	NO IMPACT	THE PROJECT WILL NOT SUBSTANTIALLY INCREASE THE LEVEL OF SERVICE ON THE SURROUNDING STREETS.	
c.	NO IMPACT	NO CHANGE IN AIR TRAFFIC PATTERNS WILL RESULT.	
d.	NO IMPACT	NO IMPACTS RELATED TO DESIGN FEATURES OR INCOMPATIBLE USES ARE ANTICIPATED.	
e.	NO IMPACT	EMERGENCY ACCESS WILL NOT BE IMPACTED.	
f.	NO IMPACT	PARKING CAPACITY WILL NOT BE IMPACTED.	
g.	NO IMPACT	ALTERNATIVE TRANSPORTATION POLICIES, PLANS, AND PROGRAMS WILL NOT BE IMPACTED.	
XVI. UTILITIES			
a.	NO IMPACT	NO IMPACTS TO WASTEWATER TREATMENT REQUIREMENTS ARE ANTICIPATED.	
b.	NO IMPACT	THE PROJECT WILL NOT REQUIRE OR RESULT IN THE CONSTRUCTION OF NEW WATER OR WASTEWATER TREATMENT FACILITIES OR THE EXPANSION OF EXISTING FACILITIES.	
c.	NO IMPACT	THE PROJECT WILL NOT REQUIRE THE CONSTRUCTION OR EXPANSION OF EXISTING STORMWATER DRAINAGE FACILITIES, THEREFORE, NO IMPACT.	
d.	LESS THAN SIGNIFICANT IMPACT	POTENTIAL IMPACTS RELATED TO SUFFICIENT WATER SUPPLIES ARE CONSIDERED LESS THAN SIGNIFICANT.	

Impact?	Explanation	Mitigation Measures
---------	-------------	---------------------

e.	NO IMPACT	NO IMPACTS IN RELATED TO THIS CATEGORY ARE ANTICIPATED.	
f.	LESS THAN SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT GIVEN THAT NO INCREASE IN SOLID WASTE GENERATED IS ANTICIPATED.	
g.	NO IMPACT	NO IMPACTS RELATED TO SOLID WASTE ARE ANTICIPATED.	

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

a.	LESS THAN SIGNIFICANT IMPACT	THIS PROJECT DOES NOT HAVE THE POTENTIAL TO DEGRADE THE QUALITY OF THE ENVIRONMENT, SUBSTANTIALLY REDUCE THE HABITAT OF FISH OR WILDLIFE SPECIES, OR THREATEN TO ELIMINATE A PLANT OR ANIMAL COMMUNITY WITH APPLICATION OF THE ABOVE-REFERENCED MITIGATION MEASURES.	
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 MITIGATION MEASURES, THE PROPOSED PROJECT DOES NOT HAVE SIGNIFICANT IMPACTS TO HUMAN BEINGS.	