



INITIAL STUDY

9247 North Wakefield Avenue Case Number: ENV-2023-8205-MND

City of Los Angeles
**INITIAL STUDY/MITIGATED NEGATIVE DECLARATION ENVIRONMENTAL
CHECKLIST FORM**

This form and the descriptive information in the application package constitute the contents of Initial Study pursuant to County Guidelines under Ordinance 3040 and Section 15063 of the State CEQA Guidelines.

PROJECT LABEL:

APN(s): 2639-008-019

Address: 9247 North Wakefield Avenue

**T, R,
Section:** T2N R16W

Project No: APCNV-2023-8204-ZC-HCA & **Community** Mission Hills -

Rep Elevated Entitlements, LLC

Proposal: 8 two-story single-family dwellings with attached 2 - car garages.
Zone change and tract map entitlements required from Existing RA-1 zone to RD2-1 zone.

PROJECT CONTACT INFORMATION:

Contact Correy Kitchens

PROJECT DESCRIPTION:

Summary

The proposed project is the development and zone change of a .55 acre developed parcel located off of Wakefield Avenue and zoned Suburban (RA-1). The proposed project requests a zone change to Restricted Density Multiple Dwelling (RD-2) to allow for the development of eight single-family homes and to be aligned with the general plan.

Operation and Maintenance

The Project would be operated and maintained by the independent owners and a join HOA to maintain the commons area and driveway. As this is a residential development staffing would be limited to property maintenance such as gardeners, electricians, plumbers, painters, etc. No full-time staffing would be required to operate the facility.

Any required maintenance will be scheduled so as to be within the City of Los Angeles construction hours and to avoid holidays, with unplanned maintenance activity as needed depending on the event.

Vegetation is sparse with little potential for vegetative fuel buildup. The applicant will prepare a landscape plan for the Project in compliance with applicable City regulations.

Surrounding Land Uses and Setting

Land uses on the Project site and surrounding parcels are governed by the City of Los Angeles General Plan/Development Code. The following table lists the existing land uses and zoning districts. The property is zoned Suburban (RA-1). Most of the surrounding properties share the General Plan land use zoning designation of (RD2-1) apart from a few parcels which remain as RA-1.

Existing Land Use and Land Use Zoning Districts		
Location	Existing Land Use	Land Use Zoning District
Project Site	Residential	RA-1
North	Residential	RD2-1
South	Residential	RD2-1
East	Residential	RA-1
West	Residential	R3-1

Project Site Location, Existing Site Land Uses and Conditions

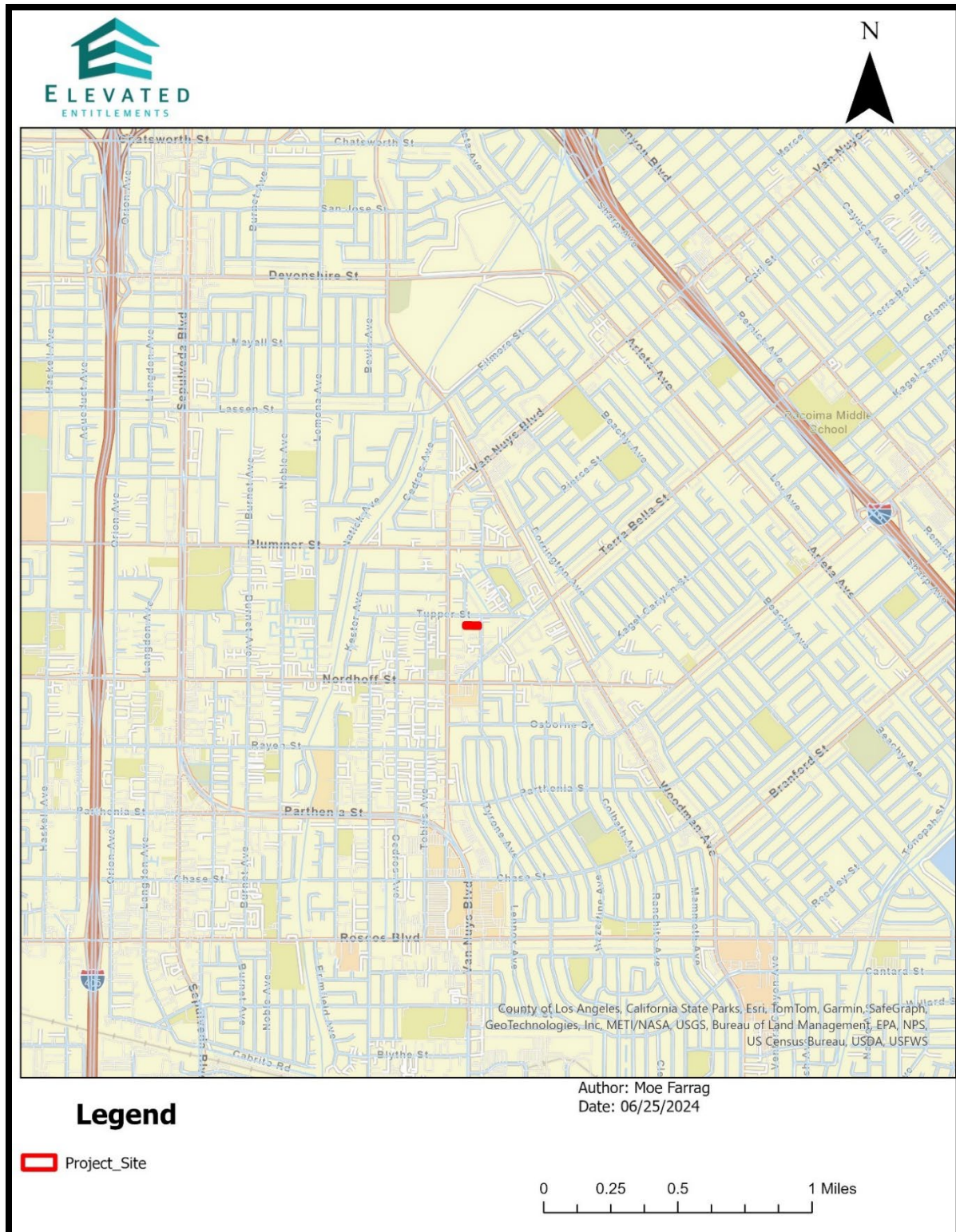
The 9247 Wakefield Avenue project is proposed at APN: 2639-008-019 off Wakefield Avenue, in the City of Los Angeles California.

The .55 -acre parcel is zoned Suburban (RA-1) per the City of Los Angeles Development Code. The Project site is generally flat with slopes less than 5% with minimal native vegetation, and no known animal habitats, or historical features. There are no defined watercourses on the site.

Figure 1 Project Site – Land Use Designation



Figure 2 Project Site – Regional Location



Site Photographs

Figure 3 Vicinity Map of Photographs

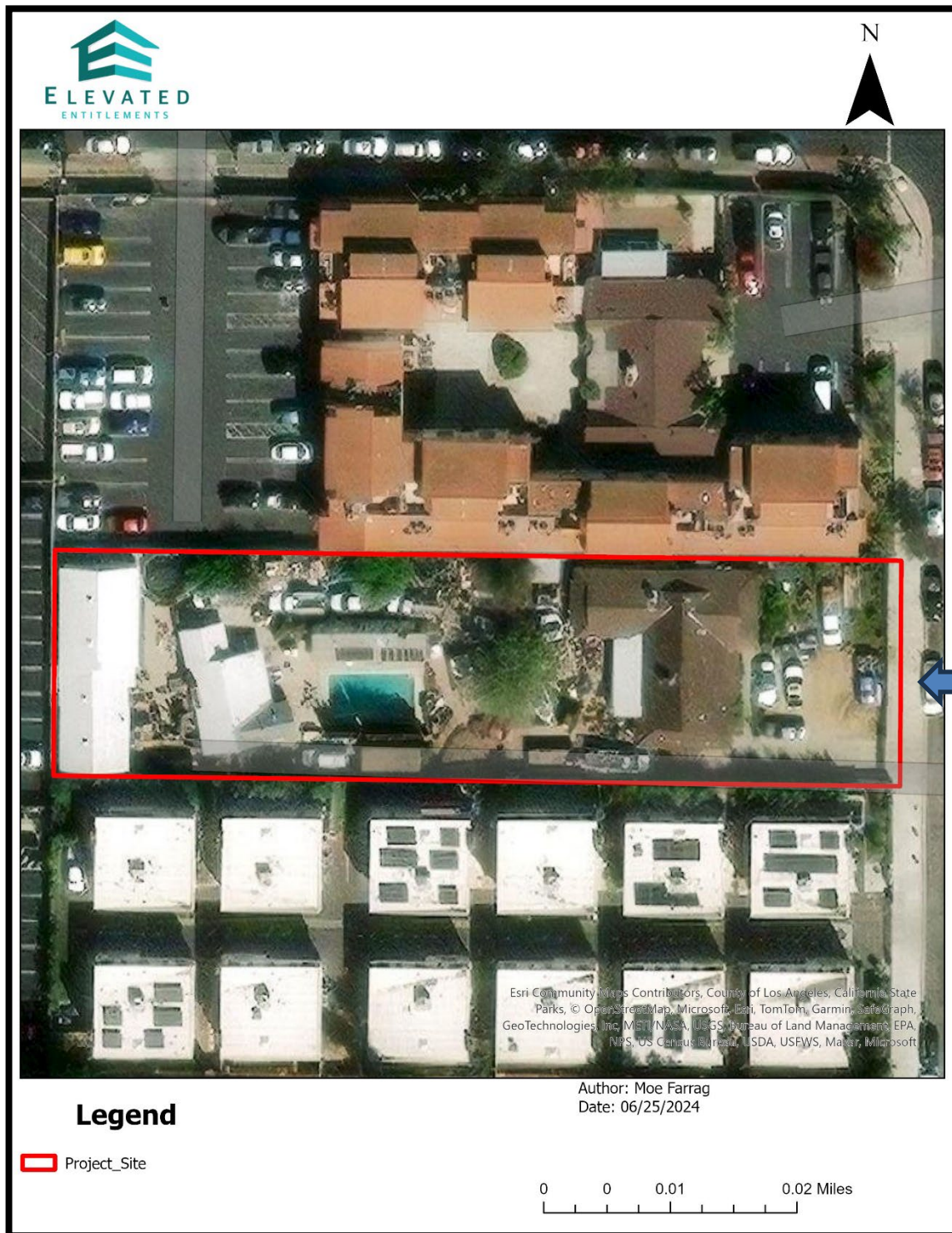
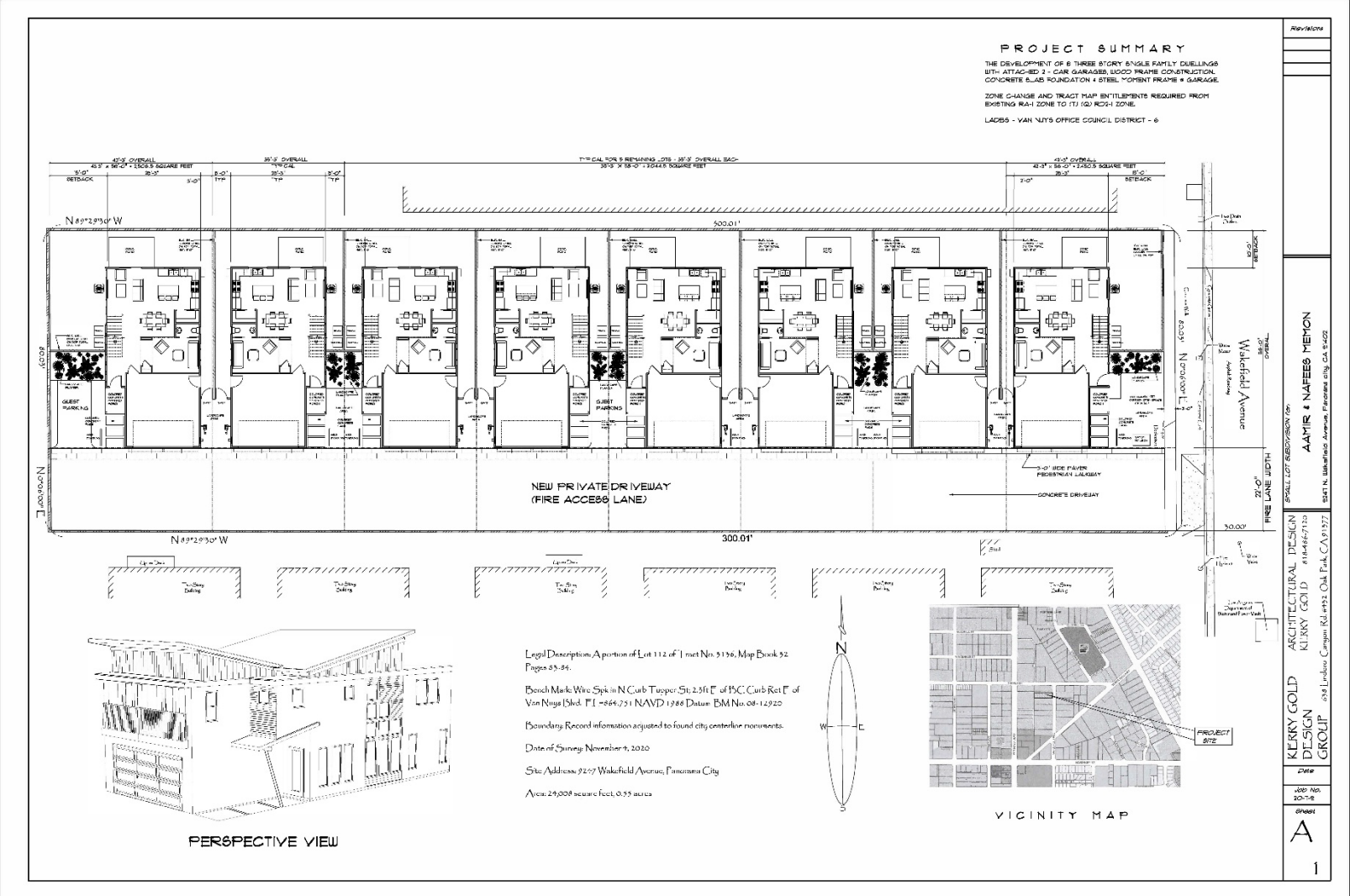


Figure 4

Figure 4 Frontage of Site



Figure 5 Site Plan



ADDITIONAL APPROVAL REQUIRED BY OTHER PUBLIC AGENCIES

Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement.):

- Federal: N/A
- State of California: California Fish & Wildlife, Mojave Desert Air Quality Management District (MDAQMD)
- City of Los Angeles: Land Use Services – Building and Safety, Traffic, Land Development Engineering – Roads/Drainage; Public Health – Environmental Health Services; Public Works, Surveyor; and County Fire
- Local: N/A

CONSULTATION WITH CALIFORNIA NATIVE AMERICAN TRIBES

Have California Native American tribes traditionally and culturally affiliated with the Project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?

Tribal consultation request letters were sent to the Fernandeño Tataviam Band of Mission Indians (FTBMT) and Gabrieleño Band Of Mission Indians – Kizh Nation (GBMI-KN). Response letters were received from FTBMT and GBMI-KN. The FTBMT indicated that the Project as described shows that there is no substantial evidence that there would be a significant effect on FTBMT tribal cultural resources. Formal consultation was requested by the GBMI-KN which took place on November 20, 2025. The resulting recommended mitigation and monitoring measures have been added to *Section V Cultural Resources* and *Section XVIII Tribal Cultural Resources* of this document.

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

EVALUATION FORMAT

This Initial Study is prepared in compliance with the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21000, et seq. and the State CEQA Guidelines (California Code of Regulations Section 15000, et seq.). Specifically, the preparation of an Initial Study is guided by Section 15063 of the State CEQA Guidelines. The format of this Initial Study is presented as follows. The Project is evaluated based on its potential effect on twenty major categories of environmental factors. Each factor is reviewed by responding to a series of questions regarding the impact of the Project on each element of the overall factor. The Initial Study checklist provides a formatted analysis that provides a determination of the effect of the Project on the factor and its elements. The effect of the Project is categorized into one of the following four categories of possible determinations:

Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant	No Impact
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Substantiation is then provided to justify each determination. One of the four following conclusions is then provided as a summary of the analysis for each of the major environmental factors.

1. **No Impact:** No impacts are identified or anticipated, and no mitigation measures are required.
2. **Less than Significant Impact:** No significant adverse impacts are identified or anticipated, and no mitigation measures are required.
3. **Less than Significant Impact with Mitigation:** Possible significant adverse impacts have been identified or anticipated and the following mitigation measures are required as a condition of project approval to reduce these impacts to a level below significant. The required mitigation measures are: (List of mitigation measures)
4. **Potentially Significant Impact:** Significant adverse impacts have been identified or anticipated. An Environmental Impact Report (EIR) is required to evaluate these impacts, which are (List of the impacts requiring analysis within the EIR).

At the end of the analysis the required mitigation measures are restated and categorized as being either self- monitoring or as requiring a Mitigation Monitoring and Reporting Program.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below will 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.

☐	Aesthetics	☐	Agriculture and Forestry Resources	☐	Air Quality
☐	Biological Resources	☐	Cultural Resources	☐	Energy
☐	Geology/Soils	☐	Greenhouse Gas Emissions	☐	Hazards & Hazardous Materials
☐	Hydrology/Water Quality	☐	Land Use/Planning	☐	Mineral Resources
☐	Noise	☐	Population/Housing	☐	Public Services
☐	Recreation	☐	Transportation	☒	Tribal Cultural Resources
☐	Utilities/Service Systems	☐	Wildfire	☐	Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation, the following finding is made:

☐	The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION shall be prepared.
☒	Although the proposed project could have a significant effect on the environment, there shall not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION shall be prepared.
☐	The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
☐	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 the 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.
☐	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.

Correy Kitchens

Signature:(Correy Kitchens)

1/20/2026

Date

1/20/2026

Date

Issues		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
I. AESTHETICS – Except as provided in Public Resources Code Section 21099, would the project:					
a)	Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b)	Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c)	In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d)	Create a new source of substantial light or glare, which will adversely affect day or nighttime views in the area?	☐	☐	☐	☒

SUBSTANTIATION: (Check ☐ if project is located within the view-shed of any Scenic Route listed in the General Plan): **City of Los Angeles General Plan, 2022; Mission Hills-Panorama City-North Hills Community Plan Update, 1995; Submitted Project Materials**

- a) **Less than Significant Impact.** The proposed Project is located within an area where most of the surrounding parcels are developed as single and multi-family residential. The proposed project matches the design of the neighbors to the south and west of the property. Therefore, the Project would have a less than significant impact.
- b) **No Impact.** The site is not adjacent to a state scenic highway. There are no protected trees, rock outcroppings, or historic buildings on the Project site. Therefore, the proposed Project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings. The Project would have no impact to scenic resources.
- c) **Less than Significant Impact.** The proposed Project would not substantially degrade the existing visual character of the site and its surroundings. The proposed Project is similar in character to the existing residential uses in the immediate vicinity of the site. The conditions of approval would include requirements for the development to comply with all City Development Codes and ordinances. The proposed Project would have a less than significant impact on the existing visual character and quality of the site and its surroundings.

- d) **Less than Significant Impact.** All proposed developments must comply with the City of Los Angeles Municipal Code. Furthermore, the proposed Project being 8 new single-family homes would not cause a substantial increase in light or glare. Additionally, lights would not be allowed to trespass onto neighboring properties. Therefore, any potential impacts would be less than significant.

Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

	Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
II.	AGRICULTURE AND FORESTRY RESOURCES - In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c)	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d)	Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

SUBSTANTIATION: (Check ☐ if project is located in the Important Farmlands Overlay):
**City of Los Angeles General Plan, 2022; Mission Hills-Panorama
City-North Hills Community Plan Update, 1995; Submitted
Project Materials**

- a) **No Impact.** According to the California Department of Conservation, Farmland Mapping and Monitoring Program, the proposed site is not within an area identified as Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Farmland of Local Importance. As proposed the Project would not convert Farmland to non- agricultural use. Therefore, no impacts would occur.
- b) **No Impact.** The proposed Project would not conflict with existing zoning for agricultural use, or a Williamson Act contract. The proposed Project site is not under a Williamson Act contract. There would be no impact and no further analysis is warranted.
- c) **No Impact.** The proposed Project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production. The proposed Project area has never been designated as forest land or timberland because the site is within the desert region which does not contain forested lands. Therefore, no impacts would occur.
- d) **No Impact.** The proposed Project would not result in the loss of forest land or conversion of forest land to non-forest use. The proposed Project site is within the desert region of the County and does not contain forested lands. Therefore, no impacts would occur.
- e) **No Impact.** The proposed Project would not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use. The proposed Project site does not contain forested lands. Therefore, no impacts would occur.

Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

<i>Issues</i>		<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
III. AIR QUALITY - Where available, the significance criteria established by the applicable air quality management or air pollution control district might be relied upon to make the following determinations. Would the project:					
a)	Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b)	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐
c)	Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d)	Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?)	☐	☐	☒	☐

Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

SUBSTANTIATION: (Discuss conformity with the South Coast Air Quality Management Plan, if applicable): **California Emissions Estimator Model (CalEEMod; Version 2022.1.1.26); South Coast Air Quality Management Plan 2022; City of Los Angeles General Plan, 2022; Mission Hills-Panorama City-North Hills Community Plan Update, 1995; Submitted Project Materials**

The Project site falls under the jurisdiction of the South Coast Air Quality Management District (SCAQMD) and is located in the South Coast Air Basin (SCAB). The Air Quality Management Plan (AQMP) provides a program for obtaining attainment status for key monitored air pollution standards, based on existing and future air pollution emissions resulting from employment and residential growth projections. The Air Quality Management Plan (AQMP) is developed using input from various agencies' General Plans and other projections for population and employment growth. Emissions with regional effects during Project construction, calculated with the California Emissions Estimator Model (CalEEMod); Version 2022.1.1.26, would not exceed criteria pollutant thresholds established by the SCAQMD.

The proposed Project is expected to have a minimal impact on the air quality of the area and would produce relatively few emissions during construction (twelve-month period) and low emissions during operation. Therefore, impacts are considered less than significant. **Table 1** below presents the regional air quality significance thresholds.

Table 1: SCAQMD Air Quality Significance Thresholds & Project Maximum Daily Emissions (LBS/Day)								
Regional (lbs/day)	Thresholds	VOC ¹	NO _x	CO	PM ₁₀	PM _{2.5}	SO _x	CO _{2e}
Construction								
Construction Emissions		0.44	1.20	1.93	0.12	0.07	<.005	319
SCAQMD Significance Thresholds		75	100	550	150	55	150	10,000 MT/yr
Exceeds Threshold		No	No	No	No	No	No	No
Operation								
Operation Emissions		0.63	0.14	1.69	-	-	<.005	431
SCAQMD Significance Thresholds		55	55	550	55	150	150	10,000 MT/yr
Exceeds Threshold		No	No	No	No	No	No	No
1. Volatile Organic Compound (also referred to as ROC or ROG) 2. Source: SCAQMD								

a) **Less than Significant Impact.** As shown in **Table 1**, emissions from construction of the proposed Project would be below SCAQMD air quality significance thresholds for all pollutants. Based on this, the proposed Project would not be expected to conflict with or obstruct implementation of the AQMP. There would be no expected conflict or obstruction of any air quality plans. Most of the polluting emissions would be produced during the construction period where earthmovers, delivery trucks, and personal vehicles would be used during the construction phase. These emissions would be in the form of exhaust and dust. The amount of exhaust associated with the proposed project would be negligible compared to the yearly exhaust levels of Los Angeles County.

The proposed Project is expected to generate minor particulate and ozone precursors during the approximately twelve-month construction period. Best Management Practices for the proposed Project shall include the use of water trucks to reduce particulate emissions during construction. In addition, a Dust Control Plan shall be developed and submitted to the County and SCAQMD for review and approval prior to issuance of a grading permit and/or land disturbance.

Less than Significant Impact. SCAQMD has established daily emissions thresholds for construction and operation of a proposed project in the SCAB. The emissions thresholds were established based on the attainment status of the SCAB with regard to air quality standards for specific criteria pollutants. Because the concentration standards were set at a level that protects public health within an adequate margin of safety, these emissions thresholds are regarded as conservative and would overstate an individual project's contribution to health risks.

As shown in Table 1, emissions from construction of the proposed Project would be below MDAQMD air quality significance thresholds for all pollutants. Specifically, the proposed Project would not exceed scaqmd significance thresholds for ozone precursor pollutants, VOC and NOx, as well as PM10 and PM2.5. Projects in the Basin with construction or operation related emissions that exceed any of their respective emission thresholds would be considered significant under SCAQMD guidelines. These thresholds, which SCAQMD developed and that apply throughout the Basin, apply as both Project and cumulative thresholds. If a project exceeds these standards, it is considered to have a project-specific and cumulative impact.

- c) **Less than Significant Impact.**
The California Air Quality Management District recommends that all air quality analyses include an assessment of both construction and operational impacts on the air quality of nearby sensitive receptors. VCAPCD operation thresholds represent the maximum emissions from a Project site that are not expected to result in an exceedance of the National Ambient Air Quality Standards (NAAQS) or the California Ambient Air Quality Standards (CAAQS) for CO, NO2, PM10 and PM2.5, as shown in Table 2. Thresholds are based on the ambient concentrations of the pollutant within the Project Source Receptor Area and the distance to the nearest sensitive receptor. For this Project, the appropriate Source Receptor Area is Los Angeles County. Sensitive receptors include residences, schools, hospitals, and similar uses that are sensitive to adverse air quality. The Project site is in a residential neighborhood within proximity to multi-family residences.

Construction of the proposed Project will include periodic watering for dust suppression.

With compliance with SCAQMD Rules which limit fugitive dust during earth moving activities, the Project would have less than significant impact with the adherence to SCAQMD standard permit review.

Overall, the Project site is currently vacant undeveloped land. There is no risk of asbestos exposure as the Project will not require any demolition of existing structures. When possible, the construction team will replace diesel powered equipment with electric to reduce toxic particulate matter.

d) **Less than Significant Impact.**

Construction: Heavy-duty equipment in the Project area during construction would emit odors, primarily from the equipment exhaust. However, the construction activity would cease to occur after construction is completed. No other sources of objectionable odors have been identified for the proposed Project, and no mitigation measures are required. SCAQMD Rule 402 regarding nuisances states: *"A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property."* The proposed use is not anticipated to emit any objectionable odors during construction. Therefore, objectionable odors posing a health risk to potential on-site and existing off-site uses would not occur because of the proposed Project.

Operation and Maintenance: The multi-family residences will be operated and maintained by the homeowner with minimal impact to air quality thresholds.

Overall, emissions during construction and operation are less than significant and do not exceed local thresholds. Therefore, the impacts would be less than significant.

Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Issues		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
IV. BIOLOGICAL RESOURCES - Would the project:					
a)	Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	☐	☐	☒	☐
c)	Have a substantial adverse effect on state or federally protected wetlands as (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?	☐	☐	☒	☐
e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐
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?	☐	☐	☐	☒

SUBSTANTIATION:

(Check ☐ if project is located in the Biological Resources Overlay or contains habitat for any species listed in the California Natural Diversity Database): **Elevated Entitlements Biological Assessment, 2024; City of Los Angeles General Plan, 2022; Mission Hills-Panorama City-North Hills Community Plan Update, 1995; Submitted Project Materials**

- a) **Less than Significant Impact.** City and County General Plans and development ordinances may include regulations or policies governing biological resources. For example, policies may include tree preservation, locally designated species survey areas, local species of interest, and significant ecological areas.

An inventory of vegetation types and species present within the entire study area was completed using a general reconnaissance-level biological survey conducted on July 9, 2024. The entire project area was surveyed on foot. The survey consisted of meandering transects spaced at about 50-feet and a perimeter survey. The Project site does not contain any state or federally protected animal or plants according to the 2024 Elevated Entitlements Biological Report. There is no suitable habitat for plant or wildlife species.

The Project would not conflict with local policies or ordinances related to biological resources. The Project is not within an adopted Habitat Conservation Plan area. The Project would not have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. Therefore, less than significant impacts would occur.

- b) **Less than Significant Impact.** This Project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or United States Fish and Wildlife Service. No wildlife species was observed during the site visit. As this is a fully developed site with impermeable ground coverage there is no riparian habitat or blue line streams on site. Anticipated project activities include demolition, grading the area, and development of 8 single-family homes. Therefore, there would be less than a significant level of impact.

- c) **No Impact.** This Project would not 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, because the Project is not within an identified protected wetland. There are no defined watercourses on the site. The project site is fully developed as an existing single-family and has mostly impermeable ground coverage. Therefore, no impacts would occur.

- d) **Less Than Significant Impact.** Due to the absence of sensitive biological species as described in the biological reports prepared by Elevated Entitlements, the Project would not 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, because there are no such corridors or nursery sites within or near the Project site. If construction is to occur during nesting bird period regulatory compliance measures shall be followed to avoid any potential impacts. Therefore, less than significant impacts would occur.
-
- e) **Less than Significant Impact.** The study area does not support any protected or native plant species. The five trees onsite are non-native and do not have any protective status. The trees species include mulberry, avocado, citrus, and cypress. The project site is fully developed as an existing single-family and has mostly impermeable ground coverage with two homes, detached garage and a swimming pool. This Project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, impacts would be less than significant.
-
- f) **No Impact.** This Project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan, because no such plan has been adopted in the area of the Project site. Therefore, no impacts would occur.

Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Regulatory Compliance Measures

BIO-1: If construction activities are scheduled during the nesting season, a qualified biologist shall conduct preconstruction surveys of all suitable nesting habitat (i.e., shrubs & trees on the property). If the surveys indicate the presence of special status nesting birds, an appropriately sized “buffer” or “no-work” zone shall be established around the nest site. The finding of the nest(s) shall be conveyed to the City’s Planning Department. No project-related work or activities shall be permitted within the buffer area until the biologist has determined the nest is no longer active. The results of the monitoring shall be conveyed to the City of Los Angeles Planning Department.

Issues		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
V. CULTURAL RESOURCES - Would the project:					
a)	Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☐	☐	☐	☒
b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☐	☒	☐
c)	Disturb any human remains, including those outside of formal cemeteries?	☐	☐	☒	☐

SUBSTANTIATION: (Check if the project is located in the Cultural or Paleontological Resources overlays or cite results of cultural resource review): **City of Los Angeles General Plan, 2022; Mission Hills-Panorama City-North Hills Community Plan Update, 1995; Submitted Project Materials**

a) **No Impact.** This site is currently developed, and the land has been significantly disturbed by the previous construction of the existing single-family homes, detached garage and inground swimming pool. There are no potential impacts to a historic resource from the proposed project. Furthermore, the existing property is not listed as a historic resource through *Historic Places LA*. Therefore, no impacts will occur.

b-c) **Less than Significant Impact.** The Project area is significantly disturbed and currently developed with several structures and a pool. As such, impacts would be less than significant.

Issues		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
VI. ENERGY – Would the project:					
a)	Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b)	Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

SUBSTANTIATION: *City of Los Angeles General Plan, 2022; Mission Hills-Panorama City-North Hills Community Plan Update, 1995; Submitted Project Materials; California Energy Commission Title 24*

- a) **Less than Significant Impact.** Construction shall be limited to the hours of 7:00 a.m. to 9:00 p.m., Monday through Saturday in accordance with the County of San Bernardino Development Code standards. No construction activities are permitted outside of these hours or on Sundays and Federal holidays. The proposed Project would be conditioned to comply with Greenhouse Gas (GHG) operational standards during temporary construction. Adherence would ensure that there would not be a significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during Project construction or operation. Therefore, impacts would be less than significant.
- b) **Less than Significant Impact.** The City of Los Angeles adopted a Conservation Element as part of the City's General Plan dated March 10, 2001. The proposed Project would be required to meet Title 24 Energy Efficiency requirements. Adherence would ensure that the Project would not conflict with or obstruct the adopted Conservation Element or any other state or local plan for renewable energy or energy efficiency. Therefore, impacts would be less than significant.

Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

Issues		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
VII.	GEOLOGY AND SOILS - Would the project:				
a)	Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i.	Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map Issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii.	Strong seismic ground shaking?	☐	☐	☒	☐
iii.	Landslides?	☐	☐	☐	☒
b)	Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c)	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☐	☒	☐
d)	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐
e)	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒

SUBSTANTIATION: (Check ☐ if project is located in the Geologic Hazards Overlay District): **City of Los Angeles General Plan, 2022; Mission Hills-Panorama City-North Hills Community Plan Update, 1995; USGS GIS Data; Submitted Project Materials**

- a) i) **Less than Significant Impact.** The Project site is not located within an official earthquake fault zone based on the publicly available GIS data from United States Geologic Survey (USGS), or within a quarter of a mile of a mapped fault. However, all of Southern California is subject to major earthquake activity. In terms of proximity to an active fault the impact would be considered less than significant.
 - ii) **Less than Significant Impact.** The subject property is within an area that is subject to severe ground shaking as is most of Southern California. There would be a less than significant impact to the development as they will be required to adhere to the most recent building codes and general plan safety element. These building codes include seismic requirements for occupant safety. Development on this site would not expose the occupant to any more hazard than another location in Southern California. Thus, impacts would be less than significant.
 - iii) **No Impact.** The Project site is in a generally level desert area and is not in close proximity to hillsides, foothills or mountains that could have the potential to slide during a ground disturbing event such as an earthquake. Therefore, there would be no impact.
-
- b) **Less than Significant Impact.** The proposed project is located on a site that is currently developed with mostly impermeable surfaces. The current structure has been developed since 1958. There have been no issues or instances of erosions or loss of top soils on the site. The new proposed development will cover the majority of the site with permeable pavers and residential structures. Thus, there will be minimal risk of soil erosion. Therefore, less than significant impacts would occur.
-
- c) **Less than Significant Impact.** The Project site is not located in an area of high liquefaction susceptibility. However, adherence to California Building Code Seismic Design Standards, Chapter 16: *Structural Design* would further assure a less than significant impact due to liquefaction. However, as an unmanned facility with no proposed buildings, there would be no impact.
-
- d) **Less than Significant Impact.** The Project site is not located in an area that has been identified by the County Building and Safety Geologist as having the potential for expansive soils as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property. Therefore, a less than significant impact would occur.
-
- e) **No Impact.** The proposed Project will be connected to municipal sewer. There would be no septic or alternative wastewater treatment systems onsite. No further study of onsite soils for this purpose is necessary therefore, no significant adverse impacts would occur.
-

No significant impacts are identified or anticipated, and no mitigation measures are required.

Issues		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
VIII. GREENHOUSE GAS EMISSIONS – Would the project:					
a)	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b)	Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐
SUBSTANTIATION: <i>California Emissions Estimator Model (CalEEMod; Version 2022.1.1.26); South Coast Air Quality Management Plan 2022; City of Los Angeles General Plan, 2022; Mission Hills-Panorama City-North Hills Community Plan Update, 1995; Submitted Project Materials</i>					

Construction is estimated to start in 2025 and would take approximately twelve months to complete. Elevated Entitlements quantified greenhouse gas (GHG) emissions resulting from the construction and operation of the Project using construction and operational data provided by the Project applicant. Emission factors and other data are from the CalEEMod California Emissions Estimator Model. This software was used as the GHG quantification tool for this Project. The applicant estimated the Project construction activities would occur over a twelve-month period, while the operational Project life is estimated at 30 years. The total Project related average annual GHG emissions were determined to not exceed 10,000 metric tons carbon dioxide equivalent per year (MTCO₂e/yr. Based on the results of the CalEEMod Model, the project would generate a total of 71.4 metric tons of CO₂e emissions annually from operations. By adding the amortized construction emissions results with the operational annual CO₂e emissions the project will produce 97.43 metric tons over a 30-year period. This cumulative level is well below the SCAQMD's recommended threshold of 10,000 metric tons of CO₂e emissions for residential and commercial land uses, therefore no significant impact would occur. As shown in **Table 2** below the temporary construction activities for the Project would not exceed the SCAQMD thresholds and would present a less than significant impact for GHG emission.

Table 2: Greenhouse Gas (CO₂) MT/yr	
Project Construction Emissions	71.4
SCAQMD Threshold ¹	10,000
Exceeds Threshold	No
¹ Source: https://www.aqmd.gov/docs/default-source/ceqa/handbook/south-coast-aqmd-air-quality-significance-thresholds.pdf?sfvrsn=25	

- a) **Less than Significant Impact.** Construction of the Project would generate GHG emissions and maximum daily emissions are shown in Table 2 above. The Project's construction emissions would be below the SCAQMD's annual GHG threshold, therefore, the project would not generate GHG emissions that would have a significant impact on the environment and impacts would be less than significant.

Construction Activities: During construction of the Project, GHGs would be emitted through the operation of construction equipment and from worker and vendor vehicles, each of which typically uses fossil-based fuels to operate. The combustion of fossil-based fuels creates GHGs (e.g., CO₂, CH₄, and N₂O). Furthermore, Methane (CH₄) is emitted during the fueling of heavy equipment.

Gas, Electricity, and Water Use: Natural gas use results in the emission of two GHGs: CH₄ (the major component of natural gas) and CO₂ (from the combustion of natural gas). Electricity use can result in GHG production if the electricity is generated by combustion of fossil fuel. California's water conveyance system is energy intensive. Water-related electricity use is 48 terawatt hours per year and accounts for nearly 20 percent of California's total electricity consumption. Gas, electricity and water use would be minimal during temporary construction and operation of the unmanned facility.

Solid Waste Disposal: Solid waste generated by the Project would contribute to minimal GHG emissions during temporary construction of the facility only. During operation, the unmanned solar facility would require the disposal of solid waste.

Motor Vehicle Use: During construction, transportation associated with the proposed Project would result in GHG emissions from the combustion of fossil fuels in daily automobile and truck trips. During operation, routine vehicle trips leaving and coming to the property will continue.

Operational Activities: Mobile source emissions of GHGs would include Project-generated vehicle trips associated with on-site facilities and visitors to the property site. Operation and maintenance will be routine housing repair and ultimately minimally energy intensive, resulting in less than significant emissions of GHG.

- b) **No Impact.** A project's incremental contribution to a cumulative Greenhouse Gas (GHG) effect is not cumulatively considerable if the Project complies with the requirements in a previously adopted plan or mitigation program under specified circumstances. The proposed project is in alignment with many of the goals of Los Angeles' Green New Deal, providing more dense urban development, solar energy, and may include some affordable housing.

Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Issues		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
IX. HAZARDS AND HAZARDOUS MATERIALS – Would the project:					
a)	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒
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?	☐	☐	☒	☐
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, will the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
g)	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☐	☒
SUBSTANTIATION: City of Los Angeles General Plan, 2022; Mission Hills-Panorama City-North Hills Community Plan Update, 1995; USGS GIS Data; Submitted Project Materials					

- a) **No Impact.** The proposed project is a residential development with 8 units with no swimming pools or septic systems. There will be no transport to or from the site of any hazardous materials in relation to the development or operations of the proposed project. Therefore, there will be no impacts.

- b) **Less than Significant Impact.** The Project would have a less than significant impact to the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. The use and storage of all hazardous materials is subject to permit and inspection by the Hazardous Materials Division of the County Fire Department. There is no proposed or anticipated storage or use of hazardous materials on the projects site. Therefore, less than significant impacts would occur.
- c) **Less than Significant Impact.** Emissions and handling of hazardous or acutely hazardous materials, or substances, would have a less than significant impact on any existing or proposed schools that are within a quarter mile from the Project site. The nearest schools are approximately 0.3 miles to the west off of Gledhill Street. Furthermore, there will be no use of hazardous or acutely hazardous materials on site. As the property was built before 1980 there is a limited potential for asbestos to have been used in the construction of the existing structures. However, in adherence with local building code an asbestos survey will be performed prior to demolition and proper mitigation will be followed if asbestos is found. Therefore, less than significant impacts would occur.
- d) **No Impact.** The Project site is not included on the Envirostar list of hazardous materials sites. Additionally, the project site has been a residential dwelling since 1958, as such there were no hazardous uses on the site since the existing development of the project site. Therefore, the Project would not create a significant hazard to the public or environment.
- e) **No Impact.** The Project site is not located near an airport. As a result, no impacts would occur.
- f) **No Impact.** The Project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, because the Project has adequate access from two or more directions. Therefore, no impacts would occur.
- g) **No Impact.** Being an single-family residential development in a suburban heavily developed area, the Project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires. Therefore, no impacts would occur.

Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Issues		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
X. HYDROLOGY AND WATER QUALITY - Would the project:					
a)	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
b)	Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i.	result in substantial erosion or siltation on- or off-site;	☐	☐	☒	☐
ii.	substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or offsite;	☐	☐	☒	☐
iii.	create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of runoff; or	☐	☐	☒	☐
iv.	impede or redirect flood flows?	☐	☐	☐	☒
d)	In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
e)	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☒

SUBSTANTIATION: *City of Los Angeles General Plan, 2022; Mission Hills-Panorama City-North Hills Community Plan Update 1995, Submitted Project Materials*

- a) **Less than Significant Impact.** The Project would not violate any water quality standards or waste discharge requirements. This is a residential development with implementation of permeable pavers. There will be no toxic substance or risk of contamination on site from commercial related activities. Therefore, impacts would be less than significant.
- b) **Less than Significant Impact.** The Project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level, because the Project is not proposing well water usage and will be supplied water by the municipality as it is currently operating. Therefore, less than significant impacts would occur.
- c) **Less than Significant Impact.** The project site has been a residential dwelling since 1958 and is predominantly developed impervious surface. The proposed project will include permeable pavers, redeveloping the site to a less than significant hydrological impact the Project would not:
 Result in substantial erosion or siltation on- or off-site.
 Increase the rate or amount of surface runoff in a manner which would result in flooding on or offsite as the solar panels are elevated above the surface of the ground allowing movement of any run-off below.
 Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of runoff.
 Impede or redirect flood flows.
- d) **No Impact.** Based on existing site conditions, and proposed Project activities the Project would not substantially alter any existing drainage pattern of the site or area, which includes through the alteration of the course of a stream or river, or a substantial increase in the rate or amount of surface runoff in a manner which would result in flooding on or off-site. Therefore, no impacts would occur.
- e) **No Impact.** The proposed Project would not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems. Minimal grading is proposed as part of Project activities, as such there would be little alteration. There are no natural drainages on site. There would be adequate capacity in the local and regional drainage systems, so that neighboring properties are not negatively impacted by any increases or changes in volume, velocity or direction of storm water flows originating from the Project. Therefore, no impacts would occur.

Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Issues		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
XI. LAND USE AND PLANNING - Would the project:					
a)	Physically divide an established community?	☐	☐	☐	☒
b)	Cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒

SUBSTANTIATION: *City of Los Angeles General Plan, 2022; Mission Hills-Panorama City-North Hills Community Plan Update 1995, Submitted Project Materials*

- a) **No Impact.** The Project would not physically divide an established community, because the Project is in an area that has been redeveloped to similar nature of our proposed project. Additionally, the proposed project is replacing an existing single-family development and will not cause any division. Therefore, no impacts would occur.
- b) **No Impact.** The Project would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project adopted for the purpose of avoiding or mitigating an environmental effect because the Project is consistent with all applicable land use policies and regulations of the County Development Code, and General Plan. The Project complies with all hazard protection, resource preservation, and land-use-modifying Overlay District regulations. Therefore, no impacts would occur.

Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Issues		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
XII. MINERAL RESOURCES - Would the project:					
a)	Result in the loss of availability of a known mineral resource that will 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?	☐	☐	☐	☒

SUBSTANTIATION:	(Check ☐ if project is located within the Mineral Resource Zone Overlay): City of Los Angeles General Plan, 2022; Mission Hills-Panorama City-North Hills Community Plan Update 1995, Submitted Project Materials
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- a) **No Impact.** The project site is currently developed and would not take place on vacant land that could be used for mining operations. The proposed Project would not interfere with current mining operations. Therefore, no impacts would occur.
- b) **No Impact.** The proposed Project would not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan. The Project site lies in a residential developed area and is not within any sites where adequate information indicates that significant mineral deposits are present, or where it is judged that a high likelihood for their presence exists. Therefore, no impacts would occur.

Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Issues		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
XIII. NOISE - Would the project result in:					
a)	Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b)	Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c)	For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☒	☐

SUBSTANTIATION: (Check if the project is located in the Noise Hazard Overlay District or is subject to severe noise levels according to the General Plan Noise Element ☐): **City of Los Angeles General Plan, 2022; Mission Hills-Panorama City-North Hills Community Plan Update 1995, Submitted Project Materials**

- a) **Less Than Significant Impacts.** The Project site consists of multi-family residential homes that would not generate ambient noise levels in the area during construction or operation that would violate the City of Los Angeles Development Code, or General Plan Noise Element. Therefore, less than significant impacts would occur.
- b) **Less Than Significant Impacts.** The Project would not create exposure of persons to, or generation of excessive ground borne vibration or ground borne noise levels. The Project is required to comply with the vibration standards of the City Development Code. No vibration exceeding these standards is anticipated to be generated by the proposed uses. Therefore, less than significant impacts would occur.
- c) **No Impact.** The proposed Project is not within the Airport Safety Review Area. The Project would not cause a significant impact to aircraft utilizing nearby airstrips in terms of glint or glare. The Project is not within two (2) miles of a public or public use airport. Therefore, no impacts would occur.

Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
XIV. POPULATION AND HOUSING - Would the project:				
a) Induce substantial unplanned 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 people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

SUBSTANTIATION: *City of Los Angeles General Plan, 2022; Mission Hills-Panorama City-North Hills Community Plan Update 1995, Submitted Project Materials*

- a) **Less than Significant Impact.** The Project would generate minor population growth in the City of Los Angeles with the addition of eight single family dwellings with attached two car garages. Therefore, the impacts would be less than significant.
- b) **No Impact.** The proposed Project would not displace any housing units, necessitating the construction of replacement housing because no housing units are proposed to be demolished as a result of this proposal. Therefore, no impacts would occur.

Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
XV. PUBLIC SERVICES				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire Protection?	☐	☐	☒	☐
Police Protection?	☐	☐	☒	☐
Schools?	☐	☐	☒	☐
Parks?	☐	☐	☒	☐
Other Public Facilities?	☐	☐	☒	☐

SUBSTANTIATION: *City of Los Angeles General Plan, 2022; Mission Hills-Panorama City-North Hills Community Plan Update 1995, Submitted Project Materials*

- a) **Less than Significant Impact.** The Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, or the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services, including fire and police protection, schools, parks, or other public facilities. The proposed Project would increase property tax revenues to provide a source of funding that is sufficient to offset any increases in the anticipated demands for public services generated by this Project. Therefore, less than significant impacts would occur.

Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
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XVI. RECREATION:

- | | | | | | |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) | Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility will 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? | ☐ | ☐ | ☒ | ☐ |

SUBSTANTIATION: *City of Los Angeles General Plan, 2022; Mission Hills-Panorama City-North Hills Community Plan Update 1995, Submitted Project Materials*

- a) **Less than Significant Impact.** The Project would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. The project would be required to pay a Parks and Receptions impact fee, which would cover any potential increase in demand on the surrounding parks. Therefore, less than significant impacts would occur.
- b) **Less than Significant Impact.** The Project does not include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment, because the type of Project proposed would result in an minimal increased demand for recreational facilities. Additionally, the Parks and Recreation impact fee will mitigate any potential impacts. Therefore, less than significant impacts would occur.

Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Issues		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
XVII. TRANSPORTATION – Would the project:					
a)	Conflict with a program plan, ordinance or policy addressing the circulation system, Including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐
b)	Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3 subdivision (b)?	☐	☐	☒	☐
c)	Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
d)	Result in inadequate emergency access?	☐	☐	☒	☐

SUBSTANTIATION: *City of Los Angeles General Plan, 2022; Mission Hills-Panorama City-North Hills Community Plan Update 1995, Submitted Project Materials*

- a) **Less than Significant Impact.** The project proposes the redevelopment of 8 dwelling units on an existing single-family lot which currently has two dwelling units. The Project would cause a negligible increase in traffic and population. Furthermore, the project is in accordance with the General Plan which defines this area as Low Medium II Residential. As such, the local infrastructure has been analyzed to be sufficient for this density. Therefore, impacts would be less than significant.
- b) **Less than Significant Impact.** As a single-family residential development, the Project would not conflict or be inconsistent with CEQA Guidelines section 15064.3 subdivision (b). The project activities and operations would result in a negligible increase to vehicle miles traveled (VMT). Therefore, impacts would be less than significant.
- c) **No Impact.** The Project would not substantially increase hazards due to a design feature or incompatible uses because the Project site is adjacent to an established road that is accessed at points with good site distance and properly controlled intersections. There are no incompatible uses proposed by the Project that would impact surrounding land uses. Therefore, no impacts would occur.
- d) **Less than Significant Impact.** The site is designed to allow emergency vehicles to respond to a possible event. Adequate access to ingress and egress points are of adequate width and approved by County Fire during their review of the Project would be provided. Therefore, less than significant impacts would occur.

Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
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XVIII. TRIBAL CULTURAL RESOURCES:

- a) Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:
- | | | | | |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or | ☐ | ☐ | ☒ | ☐ |
| ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe? | ☐ | ☒ | ☐ | ☐ |

SUBSTANTIATION: *City of Los Angeles General Plan, 2022; Mission Hills-Panorama City-North Hills Community Plan Update 1995, Submitted Project Materials*

Assembly Bill (AB) 52 took effect on July 1, 2015. AB 52 requires a lead agency to make best efforts to avoid, preserve, and protect tribal cultural resources.

Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and Project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Public Resources Code section 21082.3(c) also contains provisions specific to confidentiality.

Prior to the release of the CEQA document for a project, AB 52 requires the lead agency to initiate consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project if: (1) the California Native American tribe requested the lead agency, in writing, to be informed by the lead agency through formal notification of proposed project in the geographic area that is traditionally and through formal notification of proposed projects in the geographic area that is traditionally and culturally affiliated with the tribe, and (2) the California Native American tribe responds, in writing, within 30 days of receipt of the formal notification, and requests the consultation.

Tribal consultation request letters were sent to the Fernandeño Tataviam Band of Mission

Indians (FTBMI) and Gabrieleño Band of Mission Indians – Kizh Nation (GBMI-KN). Response letters were received from FTBMI and GBMI-KN. Formal consultation with the GBMI-KN took place on November 20, 2025. The consultations resulted in concerns for the inadvertent discovery of human remains and other archaeological/tribal cultural resources on-site, and provided mitigation measures in the form of standard language which is included in *Sections V. Cultural Resources*, and *XVIII. Tribal Cultural Resources* of this document as well as the conditions of approval for the Project. Archaeological/tribal monitoring was also requested by Gabrieleño Band Of Mission Indians – Kizh Nation.

- a) **Less than Significant Impact.** The South-Central Coastal Information Center received a records search request for the Project area located on the Van Nuys USGS 7.5' quadrangle. Records search for the Project area and a 1-mile radius were provided and included a review of all recorded archaeological and built-environment resources as well as a review of cultural resource reports on file. In addition, the California Points of Historical Interest, the California Historical Landmarks (CHL), the California Register of Historical Resources (CAL REG), the National Register of Historic Places (NRHP), and the California State Historic Properties Directory (HPD) listings were reviewed for the Project site and a 1-mile radius.

A portion of the Project site has been previously surveyed. While there are no recorded archaeological sites within the Project area, buried resources could potentially be unearthed during Project activities. Therefore, customary caution and a halt-work condition shall be in place for all ground-disturbing activities. In the event that any evidence of cultural resources is discovered, all work within the vicinity of the find shall stop until a qualified archaeological consultant can assess the find and make recommendations. Excavation of cultural resources shall not be attempted by Project personnel. It is also recommended that the Native American Heritage Commission (NAHC) be consulted to identify if any additional traditional cultural properties or other sacred sites are known to be in the area. The NAHC may also refer the Project proponent to local tribes with particular knowledge of potential sensitivity. The NAHC and local tribes may offer additional recommendations to what is provided here and may request an archaeological monitor.

- b) **Less than Significant Impact with Mitigation.** The Project proponent shall consider the significance of any possible resource to a California Native American tribe. With required mitigation and monitoring requested by tribes with ancestral interest in the Project area, the impact would be reduced to a less than significant level.

Mitigation Measures

MM – TCR-1: Monitoring

Prior to commencing any ground disturbance activities at the Project site, the Applicant, or its successor, shall retain archeological monitors and tribal monitors that are qualified to identify subsurface tribal cultural resources. Ground disturbance activities shall include excavating, digging, trenching, plowing, drilling, tunneling, quarrying, grading, leveling, removing peat, clearing, driving posts, augering, backfilling, blasting, stripping topsoil or a similar activity at the project site. Any qualified tribal monitor(s) shall be approved by the **Gabrieleño Band Of Mission Indians – Kizh Nation**. Any qualified archaeological monitor(s) shall be approved by the Department of City Planning, Office of Historic Resources (“OHR”). The qualified archeological and tribal monitors shall observe all ground disturbance activities on the project site at all times the ground disturbance activities are taking place. If ground disturbance activities are simultaneously occurring at multiple locations on the project site, an archeological and tribal monitor shall be assigned to each location where the ground disturbance activities are occurring. The on-site monitoring shall end when the ground disturbing activities are completed, or when the archaeological and tribal monitor both indicate that the site has a low potential for impacting tribal cultural resources. Prior to commencing any ground disturbance activities, the archaeological monitor in consultation with the tribal monitor, shall provide Worker Environmental Awareness Program (WEAP) training to construction crews involved in ground disturbance activities that provides information on regulatory requirements for the protection of tribal cultural resources. As part of the WEAP training, construction crews shall be briefed on proper procedures to follow should a crew member discover tribal cultural resources during ground disturbance activities. In addition, workers will be shown examples of the types of resources that would require notification of the archaeological monitor and tribal monitor. The Applicant shall maintain on the Project site, for City inspection, documentation establishing the training was completed for all members of the construction crew involved in ground disturbance activities. In the event that any subsurface objects or artifacts that may be tribal cultural resources are encountered during the course of any ground disturbance activities, all such activities shall temporarily cease within the area of discovery, the radius of which shall be determined by a qualified archeologist, in consultation with a qualified tribal monitor, until the potential tribal cultural resources are properly assessed and addressed pursuant to the process set forth below:

1. Upon a discovery of a potential tribal cultural resource, the Applicant, or its successor, shall immediately stop all ground disturbance activities and contact the following: (1) all California Native American tribes that have informed the City they are traditionally and culturally affiliated with the geographic area of the proposed project; (2) and OHR.
2. If OHR determines, pursuant to Public Resources Code Section 21074 (a)(2), that the object or artifact appears to be a tribal cultural resource in its discretion and supported by substantial evidence, the City shall provide any affected tribe a reasonable period of time, not less than 14 days, to conduct a site visit and make recommendations to the Applicant, or its successor, and the City regarding the monitoring of future ground disturbance activities, as well as the treatment and disposition of any discovered tribal cultural resources.
3. The Applicant, or its successor, shall implement the tribe’s recommendations if a qualified archaeologist retained by the City and paid for by the Applicant, or its successor, in consultation with the tribal monitor, reasonably conclude that the tribe’s recommendations are reasonable and feasible.
4. In addition to any recommendations from the applicable tribe(s), a qualified archeologist shall develop a list of actions that shall be taken to avoid or minimize impacts to the identified tribal cultural resources substantially consistent with best practices identified by the Native American Heritage Commission and in compliance with any applicable federal, state or local law, rule or regulation.

5. If the Applicant, or its successor, does not accept a particular recommendation determined to be reasonable and feasible by the qualified archaeologist or qualified tribal monitor, the Applicant, or its successor, may request mediation by a mediator agreed to by the Applicant, or its successor, and the City. The mediator must have the requisite professional qualifications and experience to mediate such a dispute. The City shall make the determination as to whether the mediator is at least minimally qualified to mediate the dispute. After making a reasonable effort to mediate this particular dispute, the City may (1) require the recommendation be implemented as originally proposed by the archaeologist or tribal monitor; (2) require the recommendation, as modified by the City, be implemented as it is at least as equally effective to mitigate a potentially significant impact; (3) require a substitute recommendation be implemented that is at least as equally effective to mitigate a potentially significant impact to a tribal cultural resource; or (4) not require the recommendation be implemented because it is not necessary to mitigate an significant impacts to tribal cultural resources. The Applicant, or its successor, shall pay all costs and fees associated with the mediation.
6. The Applicant, or its successor, may recommence ground disturbance activities outside of a specified radius of the discovery site, so long as this radius has been reviewed by both the qualified archaeologist and qualified tribal monitor and determined to be reasonable and appropriate.
7. The Applicant, or its successor, may recommence ground disturbance activities inside of the specified radius of the discovery site only after it has complied with all of the recommendations developed and approved pursuant to the process set forth in paragraphs 2 through 5 above.
8. Copies of any subsequent prehistoric archaeological study, tribal cultural resources study or report, detailing the nature of any significant tribal cultural resources, remedial actions taken, and disposition of any significant tribal cultural resources shall be submitted to the South Central Coastal Information Center (SCCIC) at California State University, Fullerton and to the Native American Heritage Commission for inclusion in its Sacred Lands File.
9. Notwithstanding paragraph 8 above, any information that the Department of City Planning, in consultation with the City Attorney's Office, determines to be confidential in nature shall be excluded from submission to the SCCIC or provided to the public under the applicable provisions of the California Public Records Act, California Public Resources Code, section 6254(r), and handled in compliance with the City's AB 52 Confidentiality Protocols.

MM-TCR-2: In the Event of an Inadvertent Discovery

If cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards retained by the project applicant shall assess the find. Work on the portions of the project outside of the buffered area may continue during this assessment period. The **Fernandeño Tataviam Band of Mission Indians** and **Gabrieleño Band Of Mission Indians – Kizh Nation** shall be contacted about any pre-contact and/or post-contact finds and be provided information after the archaeologist makes their initial assessment of the nature of the find, to provide Tribal input with regards to significance and treatment.

MM-TCR-3: Disposition and Treatment of Inadvertent Discoveries

The lead agency and/or applicant shall, in good faith, consult with the **Fernandeño Tataviam Band of Mission Indians** and **Gabrieleño Band Of Mission Indians – Kizh Nation** on the disposition and treatment of any TCR encountered during all ground-disturbing activities.

MM-TCR-4: In the Event of Inadvertent Discovery, Human Remains

If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code shall be enforced for the duration of the project.

1. Inadvertent discoveries of human remains and/or funerary object(s) are subject to California State Health and Safety Code Section 7050.5, and the subsequent disposition of those discoveries shall be decided by the Most Likely Descendant, as determined by the Native American Heritage Commission, should those findings be determined as Native American in origin.

Issues		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
XIX. UTILITIES AND SERVICE SYSTEMS - Would the project:					
a)	Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
b)	Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
c)	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
d)	Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e)	Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐
SUBSTANTIATION:		City of Los Angeles General Plan, 2022; Mission Hills-Panorama City-North Hills Community Plan Update 1995, Submitted Project Materials			

- a) **Less Than Significant Impact.** The proposed single-family residential development will be served by LADWP and onsite solar. The project site is currently developed with two residential units and is served by LADWP and SoCal Gas. The City of Los Angeles General Plan has already designed the local area to accommodate the proposed density increase to Low Medium II Residential. Additionally, as the project falls within the City of Los Angeles, new natural gas connections are prohibited. Finally, the project will implement a 3KW-AC rooftop solar system on each of the residential units which would significantly lower its impact onto the local power grid. As such, impacts would be less than significant.
- b-c) **No Impact.** The proposed Project would not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities. The proposed Project is in line with the City of Los Angeles General Plan and therefore would not generate an unprecedented impact onto the local infrastructure. As such, less than significant impacts would occur.

- d) **Less Than Significant Impact.** The proposed Project is in line with the City of Los Angeles General Plan and therefore would not generate an unprecedented impact onto the local infrastructure. Furthermore, local utility purveyors will have the opportunity to review the project prior to construction. As such, less than significant impacts would occur.
- e) **Less than Significant Impact.** The Project developer shall provide adequate space and storage bins for both refuse and recycling materials. This requirement is to assist the County in compliance with the recycling requirements of Assembly Bill (AB) 2176. A Construction Waste Management Plan would be prepared in two parts to show adequate handling of waste materials; disposal, reuse, or recycling as required by the County Department of Public Works Solid Waste Management Department. Therefore, impacts would be less than significant.

Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Issues		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
XX. WILDFIRE: If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:					
a)	Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
b)	Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐
c)	Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water resources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☒
d)	Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☒

SUBSTANTIATION: *City of Los Angeles General Plan, 2022; Mission Hills-Panorama City-North Hills Community Plan Update 1995, Submitted Project Materials*

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| a) | No Impact. The proposed Project would not substantially impair an adopted emergency response plan or emergency evacuation plan. Therefore, no impacts would occur. |
| b) | Less than Significant Impact. The proposed Project is not located within a Fire Hazard Severity Zone. Implementation of the proposed Project would not cause a significant impact due to slope, prevailing winds, and other factors, exacerbate wildfire risks, thereby exposing Project occupants to, pollutant concentrations from wildfire or the uncontrolled spread of a wildfire. Therefore, less than significant impacts would occur. |
| c) | No Impact. The proposed Project would not require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water resources, power lines or other utilities). The Project is not expected to exacerbate fire risk that may result in temporary or ongoing impacts to the environment. Therefore, no impacts would occur. |
| d) | No Impact. The proposed Project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. Therefore, no impacts would occur. |

Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Issues		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
XXI. MANDATORY FINDINGS OF SIGNIFICANCE:					
a)	Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
b)	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☒	☐
c)	Does the project have environmental effects, which would cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒
a)	Less than Significant Impact. The Project does not have the potential to significantly degrade the overall quality of the region's environment, or substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population or drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. With the implementation of regulatory compliance measure BIO-1 the project's impacts to wildlife species would be less than significant. There are no identified historic or prehistoric resources identified on this site based on field surveys. No archaeological or paleontological resources have been identified in the Project area. Impacts to Tribal Cultural Resources due to inadvertent discoveries during Project development would be reduced to a less than significant level with the implementation of mitigation measures recommended in the Tribal Cultural Resources (TCR-1 - TCR-4).				
b)	Less Than Significant Impact. The Project does not have impacts that are individually limited, but cumulatively considerable. The proposed Project is in line with neighboring residential developments and the City of Los Angeles General Plan. The Project would not add cumulative impacts to either planned or existing infrastructure that would make it insufficient for all planned uses.				

- c) **No Impact.** The Project would not have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly, as there are no such impacts identified by the studies conducted for this Project or identified by review of other sources or by other agencies.

All potential impacts have been thoroughly evaluated and have been deemed to be neither individually significant nor cumulatively considerable in terms of any adverse effects upon the region, the local community or its inhabitants. At a minimum, the Project would be required to meet the conditions of approval for the Project to be implemented. It is anticipated that all such conditions of approval would further ensure that no potential for adverse impacts would be introduced by construction activities, initial or future land uses authorized by the Project approval.

GENERAL REFERENCES

California Department of Conservation, California Geological Survey, Mineral Resources and Mineral Hazards

City of Los Angeles 2022 General Plan.

Federal Emergency Management Agency Flood Insurance Rate Map and Flood Boundary Map.

Mission Hills-Panorama City-North Hills Community Plan Update 1995

South Coast Air Quality Management District, CEQA Air Quality Handbook, November 1993.

U.S. Department of Agriculture, Natural Resources Conservation Service. Web Soil Survey.
Available at <http://websoilsurvey.nrcs.usda.gov/>

PROJECT-SPECIFIC REFERENCES

Elevated Entitlements Biological Assessment, 2024

California Emissions Estimator Model (CalEEMod; Version 2022.1.1.26)