

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: 1800, 1806, 1812, and 1818 Crisler Way Residences Project (ENV-2015-4131-MND)

Lead Agency: City of Los Angeles

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Project Location: Los Angeles

Los Angeles

City

County

Project Description (Proposed actions, location, and/or consequences).

The proposed Project consists of the construction and operation of four (4) single-family residences and accessory features on four (4) contiguous lots and the improvement of the portion of Crisler Way fronting the lots to join the existing Grand View Drive. Accessory features include, but are not limited to, retaining walls, swimming pools, landscaping, and a stormwater infiltration planter. The Project would improve the planned, but currently unimproved, 25-foot wide Crisler Way public right-of-way with a 185-linear feet long and 20 feet wide paved roadway surface intersecting the existing roadway of Grand View Drive. The Project includes the improvement limited to the portion of the Crisler Way paper street fronting residential lots 95 through 98 with a 20 foot wide paved roadway in accordance with City Department of Public Works standards connecting to Grand View Drive to provide vehicular access to the proposed residences.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Potential effects: Biology, Geo/Soils, Noise, Transportation, Wildfire, Hazards. See 'Attachment A' for proposed mitigation measures.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Issues raised by the public: construction traffic, quality of the roads to support construction vehicles, bursting of water pipes under roads.

Provide a list of the responsible or trustee agencies for the project.

ATTACHMENT A

Biology

MM BIO-1: General Conditions

The following measures shall be implemented during the construction phase to avoid impacts to native habitats and ephemeral drainages adjacent to or in the vicinity of the limits of disturbance, as well as special-status flora and fauna associated with these habitats.

- a) Prior to all ground disturbing and construction activities, the Applicant shall demarcate the Project limits of disturbance to prevent encroachment of Project activities into adjacent native areas.
- b) All construction and maintenance activities, except in an emergency, shall be limited to the hours of 7:00 a.m. to 7:00 p.m.
- c) If construction lighting is required, then lighting shall be pointed away from native habitats and shall be pointed downward and shielded to the extent practicable.
- d) No pets shall be allowed on the Project site.
- e) All food-related trash shall be disposed of in closed animal-proof containers.
- f) All trenches shall be filled within the same day, or escape ramps will be constructed if trenches are to be left open overnight.
- g) All Project related equipment and vehicles shall be cleaned and decontaminated of weeds and soils prior to entering the Project site to reduce the potential for the spread and introduction of invasive and noxious weeds.

Geo/Soils

MM GEO-1: Geology and Soil Report Recommendations

There have been no changes to the physical condition of project site since issuance of the Geology and Soils Report Approval Letter on April 10, 2015, by the Department of Building and Safety. Nonetheless, prior to the re-issuance of a grading or building permit, the Department of Building and Safety shall review the final plans to ensure the project incorporates the recommendations in the project Geology and Soils Report Approval Letter dated April 10, 2015 to the satisfaction of the Department of Building and Safety.

Noise

MM NOI-1 To reduce powered construction equipment noise to less than 75 dBA at 50 feet from the source, the following construction equipment shall be retrofitted with an industrial grade muffler or muffler of similar capacity, capable of reducing engine noise by at least 15 dBA: graders, bobcats, loaders/backhoes, forklifts, pavers, paving equipment, and rollers.

MM NOI-2 Increased Noise Levels (Grading and Construction Activities)

To reduce the impact of temporary construction noise on adjacent residences, the Project Proponent shall comply the following measures:

- Construction activities shall be limited to the hours of 8:00 a.m. and 4:00 p.m. on weekdays; no work on Saturdays until the construction activities are confined to inside work.
- Construction is not permitted on any Sunday or locally-recognized holiday.
- Construction equipment and supply haul routes shall avoid conflicts with noisesensitive land uses to the extent feasible through scheduling and points of access.
- Construction staging areas shall be established to minimize impacts to adjacent residences where feasible.

Transportation

MM TRA-1 To minimize construction traffic and roadway hazards associated with the construction access route, which include sharp curves and narrow roadway widths, the Project proponent shall provide a mechanism to inform area residents potentially affected by construction traffic prior to the commencement of construction activities. Relevant Project information must include, but would not be limited to, the expected duration of the construction project, the weekdays during which construction is expected, hours of construction, and the amount of construction traffic expected. The Project proponent must also post temporary signage along the construction access route and at the Project Site with a hotline number for residents affected to voice problems associated with construction traffic.

MM TRA-2 To minimize construction traffic and roadway hazards along the access route, the Project proponent shall prepare a Construction Traffic Management Plan conforming to City of Los Angeles requirements. The Construction Traffic Management Plan must detail the placement of warning signs, traffic control personnel needed, and assurance the size of trucks anticipated can adequately maneuver along the designated access route. The Traffic Management Plan must also provide for the use of flagmen along Grand View Drive to facilitate deliveries as necessary.

MM TRA-3 To minimize construction traffic and roadway hazards along the access route, the Project proponent shall schedule trucks transporting construction materials and equipment to and from the construction site to arrive or depart outside of the morning and afternoon peak commuter periods. Morning peak commuter periods are defined as 8:00 a.m. to 9:00 a.m. and afternoon peak commuter periods are defined as after 4:00 p.m. The Project proponent shall use smaller concrete trucks with less than 10 cubic yards of capacity for transporting foundation materials to and from the Site.

MM TRA-4 To minimize construction traffic and roadway hazards along the access route, the Project proponent shall use Access Route B, Kirkwood Drive to Grand View Drive, to Crisler Way. Once the initial on-site equipment staging area on Lot 95 is operational, the Project proponent shall prohibit construction vehicle parking on neighborhood roads.

Wildfire

MM TRA-1 through TRA-4 and HAZ-1 through HAZ-2 will apply.

Hazards

MM HAZ-1 Hillside Construction Plan

The Hillside Construction Plan shall include, but not be limited to: identifying where all construction materials, equipment, machinery, and vehicles will be stored on-site and/or out of the public right-of-way of Crisler Way through the grading and construction phases of the project; and identifying the proposed locations of all on-site and off-site staging areas for construction delivery vehicles. This plan shall also include the following:

- No construction equipment or material shall be permitted to be stored within the public right-of-way.
- Delivery drivers for construction materials shall be required to follow the designated travel plan
- Truck traffic directed to the Project Site for the purpose of delivering materials, construction-machinery, or removal of graded soil shall be limited to off-peak traffic hours, Monday through Friday only. No truck deliveries shall be permitted

on Saturdays, Sundays, or City Holidays.

- All deliveries during construction shall be coordinated so that only one vendor/delivery vehicle is at the site at one time, and that a construction supervisor is present at such time.
- A radio operator shall be on-site to coordinate the movement of material and personnel, in order to keep the roads open for emergency vehicles, their apparatus, and neighbors.
- A minimum of two flag persons are required. One flag person is required at the entrance to the Project Site and one flag person at the next intersection along Grand View Drive.
- Truck crossing signs are required within 300 feet of the exit of the Project Site in each direction.
- The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by grading, and at all times shall provide reasonable control of dust caused by wind.
- No person shall perform grading within areas designated "hillside" unless a copy of the permit is in the possession of a responsible person and available at the site for display upon request.
- The applicant shall identify a construction manager and provide a telephone number for any inquiries or complaints from residents regarding construction activities. The telephone number shall be posted at the site readily visible to any interested party during site preparation, grading and construction.
- The Construction Parking Plan shall identify where all contractor, subcontractor, and laborers will park their vehicles so as to prevent blockage of two-way traffic on streets in the vicinity of the construction site.
- During all phases of site development, all construction vehicle parking and queuing related to the Project shall be in substantial compliance with the approved Construction Staging and Parking Plans, to the satisfaction of the Department of Building and Safety and the Department of Transportation.

MM HAZ-2 Emergency Evacuation Plan

Prior to the issuance of a building permit, the applicant shall develop an emergency response plan in consultation with the Fire Department. The emergency response plan shall include but not be limited to the following: mapping of emergency exits, evacuation routes for vehicles and pedestrians, location of nearest hospitals, and fire departments.