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Case Number: ENV-2021-5444-MND

Project Location: 4057 N. Hayvenhurst Avenue

Community Plan Area: Encino-Tarzana

Council District: 4-Raman

Project Description: Demolition of a 3,257 square foot single-family dwelling and construction, use, and maintenance of a two-story over basement level, maximum 36 foot in height 7,235 square foot single-family dwelling, two-story detached 276 square foot accessory dwelling unit (ADU), two-story, 1,796 square foot accessory living quarters (ALQ), and pool and spa all on 25,382 square feet of lot area. Five automobile parking spaces are provided. The project includes two retaining walls up to 10 feet in height each, planter walls, and gate pilasters. The project also involves permanent shoring for excavation and 4,310 cubic yards of grading (0 import and 3,993 cubic yards of export). Haul Route review is requested.

PREPARED BY:

The City of Los Angeles
Department of City Planning

APPLICANT:

Alexander and Alla Mezheritsky

June 2022

INITIAL STUDY

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- Appendix C. Geology and Soils Report Approval Letter, Los Angeles Department of
Building and Safety, Grading Division, February 25, 2021**
- Appendix D. Preliminary Geotechnical Engineering and Engineering Geology
Investigation, SASSAN Geosciences, Inc., January 22, 2021**
- Appendix E. Los Angeles Department of Water and Power Encroachment Application**

INITIAL STUDY

1 INTRODUCTION

This Initial Study (IS) document evaluates potential environmental effects resulting from construction and operation of the proposed Project. The proposed Project is subject to the guidelines and regulations of the California Environmental Quality Act (CEQA). Therefore, this document has been prepared in compliance with the relevant provisions of CEQA and the State CEQA Guidelines as implemented by the City of Los Angeles (City). Based on the analysis provided within this Initial Study, the City has concluded that the Project may not result in significant impacts on the environment. This Initial Study and Mitigated Negative Declaration are intended as informational documents, and are ultimately required to be adopted by the decision maker prior to project approval by the City.

1.1 PURPOSE OF AN INITIAL STUDY

The California Environmental Quality Act was enacted in 1970 with several basic purposes: (1) to inform governmental decision makers and the public about the potential significant environmental effects of proposed projects; (2) to identify ways that environmental damage can be avoided or significantly reduced; (3) to prevent significant, avoidable damage to the environment by requiring changes in projects through the use of feasible alternatives or mitigation measures; and (4) to disclose to the public the reasons behind a project's approval even if significant environmental effects are anticipated.

An application for the proposed project has been submitted to the City of Los Angeles Department of City Planning for discretionary review. The Department of City Planning, as Lead Agency, has determined that the project is subject to CEQA, and the preparation of an Initial Study is required.

An Initial Study is a preliminary analysis conducted by the Lead Agency, in consultation with other agencies (responsible or trustee agencies, as applicable), to determine whether there is substantial evidence that a project may have a significant effect on the environment. If the Initial Study concludes that the Project, with mitigation, may have a significant effect on the environment, an Environmental Impact Report should be prepared; otherwise the Lead Agency may adopt a Negative Declaration or a Mitigated Negative Declaration.

This Initial Study has been prepared in accordance with CEQA (Public Resources Code §21000 et seq.), the State CEQA Guidelines (Title 14, California Code of Regulations, §15000 et seq.), and the City of Los Angeles CEQA Guidelines (1981, amended 2006).

1.2. ORGANIZATION OF THE INITIAL STUDY

This Initial Study is organized into four sections as follows:

1 INTRODUCTION

Describes the purpose and content of the Initial Study, and provides an overview of the CEQA process.

2 EXECUTIVE SUMMARY

Provides Project information, identifies key areas of environmental concern, and includes a determination whether the project may have a significant effect on the environment.

3 PROJECT DESCRIPTION

Provides a description of the environmental setting and the Project, including project characteristics and a list of discretionary actions.

4 EVALUATION OF ENVIRONMENTAL IMPACTS

Contains the completed Initial Study Checklist and discussion of the environmental factors that would be potentially affected by the Project.

INITIAL STUDY

2 EXECUTIVE SUMMARY

PROJECT TITLE	4057 N. HAYVENHURST AVENUE, 91436
ENVIRONMENTAL CASE NO.	ENV-2021-5444-MND
RELATED CASES	N/A

PROJECT LOCATION	4057 N. HAYVENHURST AVENUE, 91436
COMMUNITY PLAN AREA	ENCINO-TARZANA
GENERAL PLAN DESIGNATION	VERY LOW II RESIDENTIAL
ZONING	RE15-1-H
COUNCIL DISTRICT	4 - RAMAN

LEAD AGENCY	City of Los Angeles
STAFF CONTACT	LAURA FRAZIN STEELE
ADDRESS	6262 VAN NUYS BLVD., ROOM 430, VAN NUYS, CA 91401
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APPLICANT	ALEXANDER AND ALLA MEZHERITSKY
ADDRESS	4057 N. HAYVENHURST AVE., ENCINO, CA 91436
PHONE NUMBER	(310) 279-2474, (929) 888-6597

PROJECT DESCRIPTION

The project is the demolition of a 3,257 square foot single-family dwelling and construction, use, and maintenance of a two-story over basement level, maximum 36 foot in height, 7,235 square foot single-family dwelling, two-story detached 276 square foot accessory dwelling unit (ADU), two-story, 1,796 square foot accessory living quarters, and pool and spa all on 25,382 square feet of lot area. Five automobile parking spaces are provided. The project includes two retaining walls up to 10 feet in height each, planter walls, and gate pilasters. The project also involves permanent shoring for excavation and 4,310 cubic yards of grading (0 import and 3,993 cubic yards of export). Haul Route review is requested.

(For additional detail, see “Section 3. PROJECT DESCRIPTION”).

ENVIRONMENTAL SETTING

The project site is currently developed with a 3,257 square foot single-family dwelling on two irregular shaped hillside lots totaling 25,382 square feet according to a boundary survey prepared by Builoff Surveying & Mapping, Inc. The subject site is located on Hayvenhurst Avenue approximately 1 mile south of Ventura Boulevard and approximately 0.5 mile east of the Encino Reservoir. The project site is zoned RE15-1-H and designed for Very Low II Residential land use by the Encino-Tarzana Community Plan. Properties to the north, south, east, and west are improved with single-family dwellings on RE15-1-H zoned lots designated Very Low II Residential by the Community Plan.

(For additional detail, see “Section 3. PROJECT DESCRIPTION”).

OTHER PUBLIC AGENCIES WHOSE APPROVAL IS REQUIRED

(e.g. permits, financing approval, or participation agreement)

N/A

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Agriculture & Forestry Resources | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Hydrology / Water Quality | <input checked="" type="checkbox"/> Transportation |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Land Use / Planning | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Energy | <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Wildfire |
| <input checked="" type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION

(To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions on the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

<p>Laura Frazin Steele <hr/> PRINTED NAME</p>	<p>City Planner <hr/> TITLE</p>
<p><i>Laura Frazin Steele</i> <hr/> SIGNATURE</p>	<p>June 9, 2022 <hr/> DATE</p>

EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of a mitigation measure has reduced an effect from "Potentially Significant Impact" to "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analysis," as described in (5) below, may be cross referenced).
- 5) Earlier analysis must be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR, or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less Than Significant With Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated
- 7) Supporting Information Sources: A sources list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whichever format is selected.
- 9) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

INITIAL STUDY

3 PROJECT DESCRIPTION

3.1 PROJECT SUMMARY

The project is the demolition of a 3,257 square foot single-family dwelling and construction, use, and development of a two-story over basement level, maximum 36 foot in height 7,235 square foot single-family dwelling, two-story detached 276 square foot accessory dwelling unit (ADU), two-story, 1,796 square foot accessory living quarters, and pool and spa all on 25,382 square feet of lot area. Five automobile parking spaces are provided. The project includes two retaining walls up to 10 feet in height each, planter walls, and gate pilasters. The project also involves permanent shoring for excavation and 4,310 cubic yards of grading (0 import and 3,993 cubic yards of export). Haul Route review is requested.

Although the application materials submitted by the applicant on June 25, 2021 indicate that the project includes the demolition of one 3,257 single-family dwelling, a permit was issued by the Los Angeles Department of Building and Safety (LADBS) on March 26, 2021 (Application/Permit No. 21019-20000-00647) for the demolition of an existing single-family dwelling, attached garage, shed, and stairs.

3.2 ENVIRONMENTAL SETTING

The project site is currently developed with a 3,257 square foot single-family dwelling on two irregular shaped hillside lots totaling 25,382 square feet. The subject site is located on N. Hayvenhurst Avenue approximately 1 mile south of Ventura Boulevard and approximately 0.5 mile east of the Encino Reservoir. The project site is zoned RE15-1-H (residential estate zone, hillside) and designed for Very Low II Residential land use by the Encino-Tarzana Community Plan. Properties to the north, south, east, and west are improved with single-family dwellings on RE15-1-H zoned lots designated Very Low II Residential by the Community Plan. According to the Protected Tree Report prepared for the project by Environmental Science Associates (ESA) (Appendix A), the western edge of the project site is bordered by an urban coast live oak woodland. (See Figures A-1 and A-2)

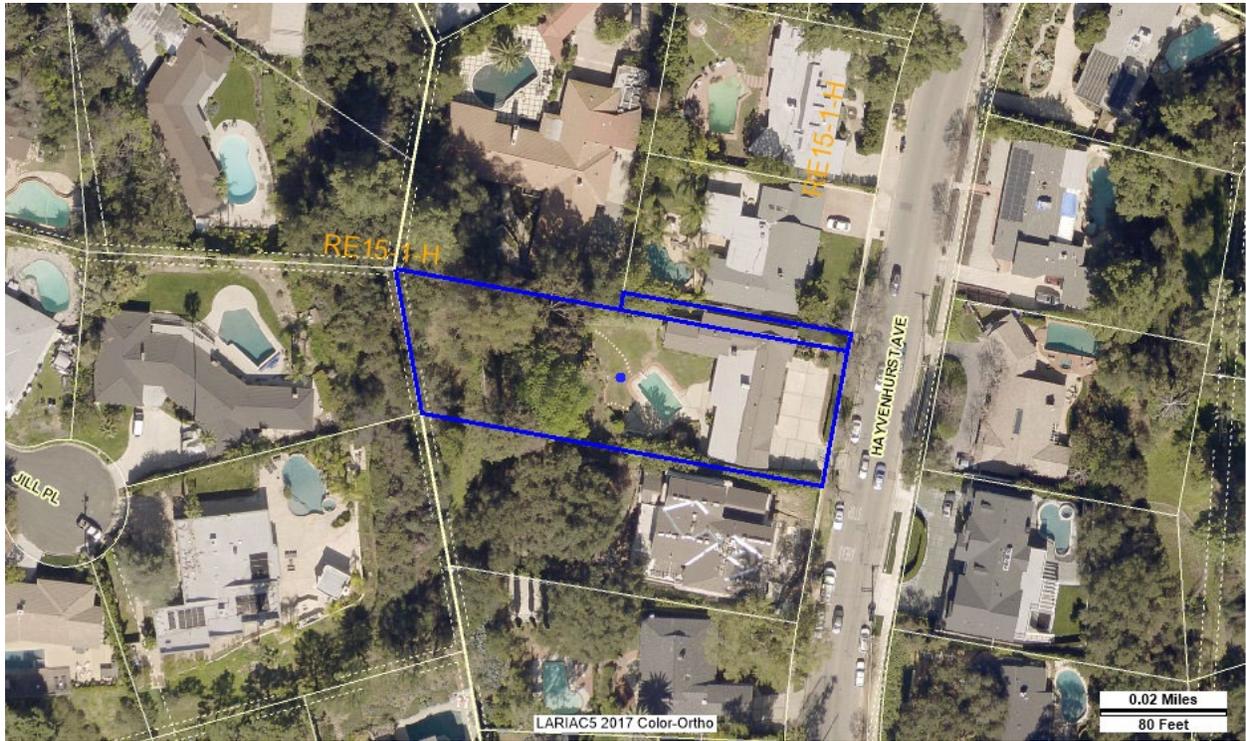


FIGURE A-1. AERIAL VIEW OF SITE

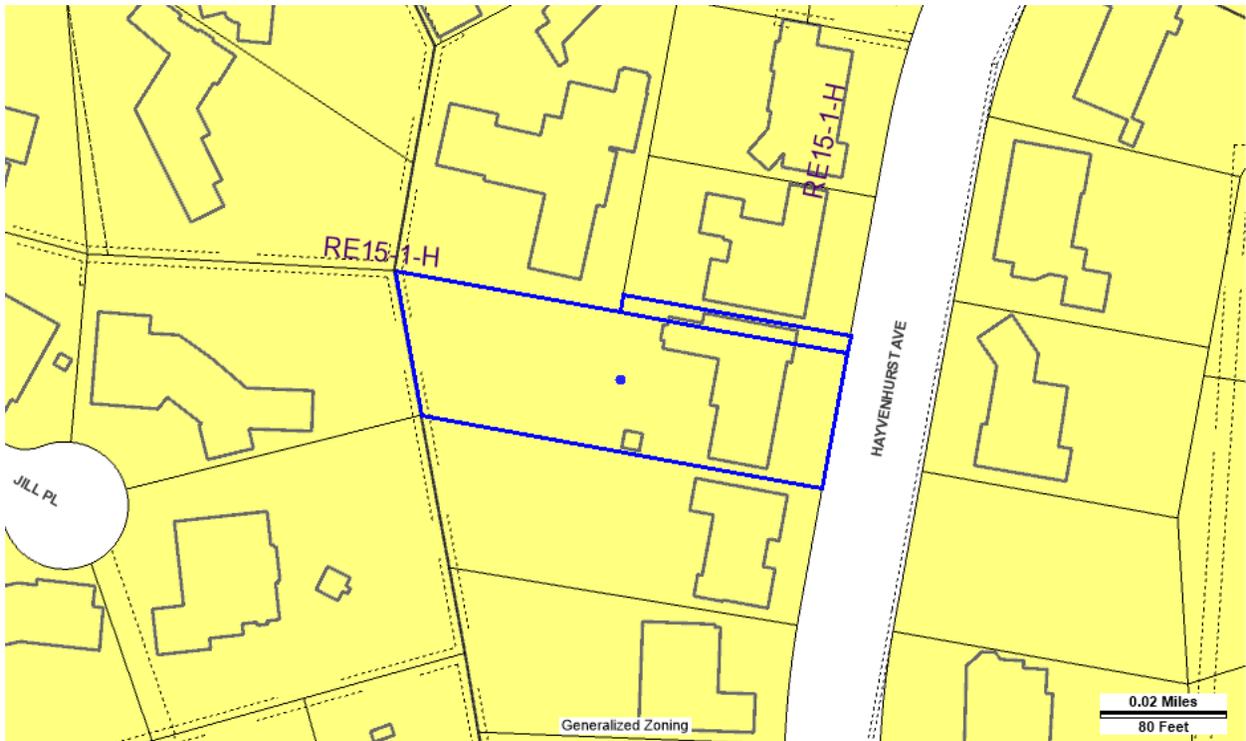


FIGURE A-2. ZIMAS MAP

3.3 DESCRIPTION OF PROJECT

The project is a two-story over basement level, maximum 36 foot in height single-family dwelling, two-story detached accessory dwelling unit (ADU), accessory living quarters, and pool and spa all totaling 14,766 square feet of floor area on 25,382 square feet of lot area. The project includes two retaining walls up to 10 feet in height each, planter walls, and gate pilasters.

The Protected Tree Report prepared for the project by Environmental Science Associates (ESA) (Appendix A) surveyed 22 protected coast live oak trees (*Quercus agrifolia*). Of the 22 coast live oak trees surveyed, five are located on the project site and 17 are located off-site on neighboring properties. Additionally, the Protected Tree Report surveyed four Victorian box trees (*Pittosporum undulatum*) along the southern boundary of the project site and three street trees along N. Hayvenhurst Avenue, which are Siberian elm (*Ulmus pumila*). This information is also documented in the Biological and Arboricultural Technical Letter Report prepared by ESA dated February 6, 2022 (Appendix B).

The applicant is not proposing to remove any protected tree species. According to ESA, one off-site coast live oak tree on the property to the north will be encroached upon as a result of the installation of retaining wall No. 2 along the northwest boundary of the site. A second coast live oak tree will be encroached upon as a result of the installation of a small planter within the property.

3.4 REQUESTED PERMITS AND APPROVALS

The applicant is requesting Haul Route review and approval. Haul Route approval is under the jurisdiction of the Los Angeles Department of Building and Safety. This Mitigated Negative Declaration will analyze impacts associated with the project, including the proposed haul route, and will provide environmental review.

INITIAL STUDY

3 ENVIRONMENTAL IMPACT ANALYSIS

I. AESTHETICS

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Except as provided in Public

Resources Code Section 21099 would the project:

- | | | | | |
|--|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| a. Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views the site and its surroundings? (Public views are those that are experienced from 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? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

a) Have a substantial adverse effect on a scenic vista?

Less Than Significant Impact. A significant impact would occur if the proposed project would have a substantial adverse effect on a scenic vista. A scenic vista refers to views of focal points or panoramic views of broader geographic areas that have visual interest. A focal point view would consist of a view of a notable object, building, or setting. An impact on a scenic vista would occur if the bulk or design of a building or development contrasts enough with a visually interesting view, so that the quality of the view is permanently affected. The project site is a hillside property located on N. Hayvenhurst Avenue approximately 1 mile south of Ventura Boulevard and approximately 0.5 mile east of the Encino Reservoir in an area zoned for residential estates and developed with single-family dwellings. The site is currently improved with a single-family dwelling. The project implementation would not obstruct any views of unique scenic vistas or focal points. Therefore, impacts related to scenic vistas would be less than significant. Development of the project and related projects is expected to occur in accordance with adopted plans and regulations. Therefore, cumulative aesthetic impacts would be less than significant.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, or other locally recognized desirable aesthetic natural feature within a state scenic highway?

No Impact. A significant impact would occur if the proposed project would substantially damage scenic resources within a State Scenic Highway. The City of Los Angeles' General Plan Mobility Element (Citywide General Plan Circulation System Maps) indicates that no State-designated scenic highways are located near the project site. Therefore, no impacts related to a State scenic highway would occur.

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 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?

Less Than Significant With Mitigation. A significant impact would occur if the proposed project would substantially degrade the existing visual character or quality of the project site and its surroundings. Significant impacts to the visual character of a site and its surroundings are generally based on the removal of features with aesthetic value, the introduction of contrasting urban features into a local area, and the degree to which the elements of the proposed project detract from the visual character of an area. The project is located in a hillside area currently improved with single-family dwellings. According to information provided by the applicant, 38.5 percent of the project site is less than 10 percent slope, 12.8 percent of the project site is 10 to 15 percent slope, and 48.7 percent of the project site is greater than 15 percent slope. The topographic survey provided by the applicant shows that the slope is steepest at the westerly portion of the site, and the project is proposed at the easterly portion where graded has previously occurred. Under the project, the applicant is proposing 4,310 cubic yards of grading (0 import and 3,993 cubic yards of export) and two retaining walls, which have the potential to impact the existing visual character or quality of public views of the site and its surroundings. With mitigation, impacts to visual character will be less than significant.

AES-MM-1. Aesthetics (Hillside Site Design)

Environmental impacts, such as alteration of existing or natural terrain may result from project implementation. However, these impacts will be mitigated to a less than significant level by the following measures:

- Grading shall be kept to a minimum.
- Natural features, such as prominent knolls or ridge lines, shall be preserved.

AES-MM-2. Aesthetics (Landscape Plan)

Environmental impacts to the character and aesthetics of the neighborhood may result from project implementation. However, the potential impacts will be mitigated to a less than significant level by the following measure:

- All landscaped areas shall be maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect in accordance with LAMC Sections 12.40 and 12.41. The final landscape plan shall be reviewed and approved by the City of Los Angeles Department of City Planning during the building permit process.

AES-MM-3. Retaining Walls. Retaining walls that can be viewed from the adjacent public right(s)-of-way shall incorporate one or more of the following to minimize their visibility: clinging vines, espaliered plants, or other vegetative screening; decorative masonry, or other varied and textured façade; or utilize a combination of methods. The method of compliance with this measure shall be noted on any required landscape plan.

d) Create a new source of substantial light or glare which would adversely affect daytime or nighttime views in the area?

Less Than Significant With Mitigation. A significant impact would occur if light and glare substantially altered the character of off-site areas surrounding the site or interfered with the performance of an off-site activity. Light and glare impacts are known to interfere with wildlife movement and survival both on- and off-site. According to the Biological and Arboricultural Technical Letter Report prepared by ESA dated February 6, 2022 (Appendix B), one special status wildlife species was observed on the project site and three wildlife species have a high potential to occur or nest on site. These impacts to wildlife have been mitigated elsewhere in this document (see IV. Biological Resources). Light and glare created by the project implementation would not significantly impact daytime or nighttime views in the area. Therefore, there are less than significant impacts to views as a result of light or glare.

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 Department 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.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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?

No Impact. A significant impact would occur if the proposed project would convert valued farmland to non-agricultural uses. The project site is currently developed with a single-family dwelling and the project involves single-family residential uses. No farmland, agricultural uses, or related operations are present within the project site or surrounding area. The project site and surrounding area are not included in the Farmland Mapping and Monitoring Program of the California Resources Agency. Therefore, the proposed project would not convert any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use, and no impact would occur.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. A significant impact would occur if the proposed project conflicted with existing agricultural zoning or agricultural parcels enrolled under the Williamson Act. The project site is not zoned for agricultural use or under a Williamson Contract. As the project site and surrounding area do not contain farmland of any type, the proposed project would not conflict with a Williamson Contract. Therefore, no impacts would occur.

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))?

No Impact. A significant impact would occur if the proposed project conflicted with existing zoning or caused rezoning of forest land or timberland or resulted in the loss of forest land or in the conversion of forest land to non-forest use. The project site and the surrounding area are not zoned for forest land or timberland. Accordingly, the proposed project would not conflict with forest land or timberland zoning or result in the loss of forest land or conversion of forest land to non-forest use. Therefore, no impact would occur.

d) Result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. A significant impact would occur if the proposed project conflicted with existing zoning or caused rezoning of forest land or timberland or resulted in the loss of forest land or in the conversion of forest land to non-forest use. The project site and the surrounding area are not zoned for forest land or timberland. Accordingly, the proposed project would not conflict with forest land or timberland zoning or result in the loss of forest land or conversion of forest land to non-forest use. Therefore, no impact would occur.

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?

No Impact. A significant impact would occur if the proposed project caused the conversion of farmland to non-agricultural use. The project site does not contain farmland, forestland, or timberland. ZIMAS shows that the project site is eligible to participate in the Urban Agriculture Incentive Zone (UAIZ) program in accordance with State AB 551 which allows landowners to enter into a voluntary contract with the City of Los Angeles to use vacant properties for active agricultural purposes in exchange for a potential property tax reduction. The applicant is not participating in that program. Therefore, no impacts would occur.

III. AIR QUALITY

Where available, the significance criteria established by the South Coast Air Quality Management District (SCAQMD) may be relied upon to make the following determinations.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Conflict with or obstruct implementation of the applicable air quality plan?

Less Than Significant Impact. The South Coast Air Quality Management District (SCAQMD) is the agency primarily responsible for comprehensive air pollution control in the South Coast Air Basin and reducing emissions from area and point stationary, mobile, and indirect sources. SCAQMD prepared the 2012 Air Quality Management Plan (AQMP) to meet federal and state ambient air quality standards. A significant air quality impact may occur if a project is inconsistent with the AQMP or would in some way represent a substantial hindrance to employing the policies or obtaining the goals of that plan. The proposed project is not expected to conflict with or obstruct the implementation of the AQMP and SCAQMD rules. The proposed project is also subject to the City's Green Building Program Ordinance (Ord. No. 179,890), which was adopted to reduce the use of natural resources, create healthier living environments, and minimize the negative impacts of development on local, regional, and global ecosystems. Therefore, impacts would be less than significant.

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the air basin is non-attainment under an applicable federal or state ambient air quality standard?

Less Than Significant Impact. A significant impact would occur if the proposed project would violate any air quality standard or contribute substantially to an existing or projected air quality violation. Based on published studies for similar projects, during the construction phase the proposed project would not likely exceed the regional SCAQMD significance thresholds for emissions of Carbon Monoxide (CO), Reactive Organic Compounds (ROG), Nitrogen Oxides (NOx), Particulate Matter (PM10 and PM2.5), Sulfur Dioxide (SO2), and Sulfur Oxides (SOx). Furthermore, if a proposed project has less than 80 residential units and involves less than 20,000 cubic yards of soil export, it will not likely exceed the SCAQMD construction and operational thresholds, and therefore will not require an air quality assessment. Therefore, regional emission impacts for the proposed project would be less than significant for all construction phases. Motor vehicles that access the project site would be the predominant source of long-term project operations emissions. Additional emissions would be generated by area sources, such as energy use and landscape maintenance activities. Therefore, the proposed project would result in a less than significant impact related to regional operational emissions. The project would be subject to regulatory compliance measures, which reduce the impacts of operational and construction regional emissions.

c) Expose sensitive receptors to substantial pollutant concentrations?

Less Than Significant Impact. A significant impact may occur if a project were to generate pollutant concentrations to a degree that would significantly affect sensitive receptors. The SCAQMD identifies the following as sensitive receptors: long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The SCAQMD has developed localized significance thresholds (LSTs) that are based on the amount of maximum daily localized construction emissions per day that can be generated by a project that would cause or contribute to adverse localized air quality impacts. These apply to projects that are less than or equal to five acres in size and are only applicable to Respirable Particulate Matter (PM10 and PM2.5), Carbon Monoxide (CO), and Nitrogen Oxides (NOx). Therefore, localized emission impacts for the proposed project would be less than significant for all construction phases and the proposed project would not expose sensitive receptors to substantial localized criteria pollutant emissions during construction. The proposed project would result in a less than significant impact.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less Than Significant Impact. Potential sources that may emit odors during construction activities include equipment exhaust and architectural coatings. Odors from these sources would be localized and generally confined to the immediate area surrounding the project site. The proposed project would utilize typical construction techniques, and the odors would be typical of most construction sites and temporary in nature. Construction of the proposed project would not cause an odor nuisance.

According to the SCAQMD CEQA Air Quality Handbook, land uses and industrial operations that are associated with odor complaints include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies and fiberglass molding. The proposed residential land uses would not result in activities that create objectionable odors. Therefore, the proposed project would result in a less than significant impact related to objectionable odors.

IV. BIOLOGICAL RESOURCES

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Would the project:

- | | | | | |
|--|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| a. Have a substantial adverse effect, 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? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. 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 Wildlife or US Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

a) Have a substantial adverse effect, 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?

Less Than Significant With Mitigation. A project would have a significant biological impact through the loss or destruction of individuals of a candidate, sensitive, or special status species or through the degradation of sensitive habitat. The applicant submitted a Protected Tree Report prepared for the project by Environmental Science Associates (ESA) (Appendix A) which states that the western edge of the property is bordered by an urban coast live oak woodland, but the majority of improvements are on the eastern edge of site. The Protected Tree Report surveyed 22 protected coast live oak trees (*Quercus agrifolia*). Of the 22 coast live oak trees surveyed, five are located on the project site and 17 are located off-site on neighboring properties. A small southern California black walnut tree was also observed on the site. Additionally, the Protected Tree Report surveyed four Victorian box trees (*Pittosporum undulatum*) along the southern boundary of the project site and three street trees along N. Hayvenhurst Avenue, which are Siberian elm (*Ulmus pumila*). This information is also documented in the Biological and Arboricultural Technical Letter Report prepared by ESA dated February 6, 2022 (Appendix B).

It should be noted that on October 19, 2021, the applicant received a permit from the City of Los Angeles, Department of Public Works, Bureau of Street Services, Urban Forestry Division, to remove two Siberian elm trees (*Ulmus pumila*) (Permit No. 1-1814359511). On February 7, 2022, the applicant received a permit to remove one Siberian elm with instructions to plant two 24-Inch Box Size Marina Strawberry Trees (*Arbutus marina*) (Permit No. 1-1814359511). These are the three street trees referenced in the Protected Tree Report and Biological and Arboricultural Technical Letter Report.

The applicant is not proposing to remove any protected tree species. According to ESA, one off-site coast live oak tree on the property to the north will be encroached upon as a result of the installation of retaining wall no. 2 along the northwest boundary of the site. While installation of retaining wall no. 2 is proposed in the protected zone of this oak, a large landscape area south of the retaining wall will be retained beyond the southern extent of the dripline radius to provide ample root space.

A second coast live oak tree on-site will be encroached upon (less than 5 percent) as a result of the installation of a small planter within the property at the northwest corner of the site. With the mitigation measures herein, as recommended by ESA, the impacts to these protected coast live oaks are expected to be less than significant. These tree protection measures include avoidance of the protection zone, tree protective fencing, manual grading/trenching within the protection zone, avoiding root damage, corrections for proper soil grade, recommendations for irrigation, use of native drought tolerant landscaping around the protected trees, post construction monitoring, and mitigation for any lost trees.

The ESA Protected Tree Report recommends avoiding any disturbance to the protected zone of all oak trees, including grading, trenching, filling (adding soils), or paving within and around the protected zone. With mitigation, any impacts to protected trees will be less than significant.

As previously stated, the applicant provided a Biological and Arboricultural Technical Letter Report for the project site prepared by ESA dated February 6, 2022 (Appendix B). The information used to prepare the report is based on a site field reconnaissance survey and literature and database research. According to the Report, the coast live oak south coastal woodland/forest association (*Quercus agrifolia* woodland) comprises 0.01 acres of the project site at the northwestern site boundary. The Report shows that the grading limits proposed largely border but do encroach into the coast live oak south coast woodland/forest association area (approximately 0.0002 acres of grading/construction). The natural community/land cover types also include landscaped/ornamental (primarily non-native ornamental vegetation and turf grasses) on 0.12 acre of the property; disturbed habitat for 0.4 acres of the property; and developed land for 0.03 acre of the property.

The Report states that no sensitive natural communities were observed on the property, as the coast live oak woodland south coastal woodland/forest association is not considered rare. No potentially jurisdictional or aquatic resources were observed on site. The Report includes a list of all wildlife species detected. Wildlife observed were mainly avian species (California towhee, Anna's hummingbird, house finch, California scrub-jay, northern mockingbird, bushtit, and Bewick's wren). Mammal species observed include the Eastern fox squirrel. Reptile species observed include the western fence lizard.

The Report continues to identify two special-status species plants with low potential to occur: Hubby's phacelia and Catalina mariposa lily. One special-status plant species was observed on site: southern California black walnut (*Juglans californica*). Furthermore, the California towhee is a special status wildlife species that was observed on site.

Los Angeles Department of City Planning identified the mountain lion - a candidate species as threatened or endangered under the California Endangered Species Act (CESA) - as potentially occurring on site or nearby based on data from National Park Service (NPS) GIS Mountain Lion Tracker maps. According to the Report, the mountain lion is not expected to occur within the project site in spite of being documented within 500 feet south (a natural habitat that does not connect with the project site) and 0.5 mile west (Encino Reservoir) of the NPS survey area. According to the Report, the chain-link fence/gate that encloses the property limits the potential for mid- to large animals such as mountain lion or mule deer to occur.

According to the Report, no natural communities identified on site are considered sensitive, and therefore, the project would have no effect on any riparian or other sensitive natural community identified in local or regional plans, policies, regulations or the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service (USFWS).

The subject site is located 0.28 miles northeast of the eastern boundary of the Santa Monica Mountains Significant Ecological Area (SEA). The project is not within any known Habitat Conservation Plan or Natural Community Conservation Plan.

As previously stated, special status species either occur on site or have the potential to occur. These include Hubby's phacelia, Catalina mariposa lily, southern California black walnut, and California towhee. Furthermore, the coast live oak south coastal woodland/forest association on site can provide habitat to nesting birds that are both common and special status wildlife species. Native and nesting birds are protected by the Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code (CFG) 3500. Depending on the timing of construction, project activities could disrupt nesting activity if conducted during general avian breed season (February through August). Local wildlife movement for birds and small mammals could occur in the coast live oak south coastal woodland/forest association at the northwest portion of the project site. Furthermore, the movement and/or survival of wildlife is impacted by light/glare, fencing, and anticoagulant rodenticides.

With mitigation incorporated for special-status wildlife/nesting birds and protected trees, impacts to 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, will be less than significant.

MM-BIO-1. Habitat Modification (Nesting Native Birds, Hillside Areas)

The project will result in the removal of vegetation and disturbances to the ground and therefore may result in take of nesting native bird species. Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R Section 10.13). Sections 3503, 3503.5 and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA). The following measures are as recommended by the California Department of Fish and Game:

- Proposed project activities (including disturbances to native and non-native vegetation, structures and substrates) should take place outside of the breeding bird season which generally runs from February - August (as early as February 1 for raptors) to avoid take (including disturbances which would cause abandonment of active nests containing eggs and/or young). Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86).
- If project activities cannot feasibly avoid the breeding bird season, beginning thirty days prior to the disturbance of suitable nesting habitat, the applicant shall:
 - a. Arrange for weekly bird surveys to detect any protected native birds in the habitat to be removed and any other such habitat within 300 feet of the construction work area (within 500 feet for raptors) as access to adjacent areas allows. The surveys shall be conducted by a Qualified Biologist with experience in conducting breeding bird surveys. The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of clearance/construction work.
 - b. If a protected native bird is found, the applicant shall delay all clearance/construction disturbance activities within 300 feet of suitable nesting habitat for the observed protected bird species (within 500 feet for suitable raptor nesting habitat) until August 31.
 - c. Alternatively, the Qualified Biologist could continue the surveys in order to locate any nests. If an active nest is located, clearing and construction within 300 feet of the nest (within 500 feet for raptor nests) or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and when there

- is no evidence of a second attempt at nesting. The buffer zone from the nest shall be established in the field with flagging and stakes. Construction personnel shall be instructed on the sensitivity of the area.
- d. The applicant shall record the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds. Such record shall be submitted and received into the case file for the associated discretionary action permitting the project.

MM-BIO-2. Tree Protection Fencing. Establish tree protection fencing around the protection zone. This area must be observed and respected during all construction activities near the protected trees. This will ensure preservation of the trees. This area is to be clean and clear of any construction material, debris, equipment, portable toilets, and foot or equipment traffic. Fencing shall be installed prior to construction at the edge of the protection zone and remain in place until the entire project is complete.

MM-BIO-3. Grading/Trenching in Protected Zone. Where possible, grading/trenching should be restricted to areas outside the protected zone of the trees. All grubbing and clearing within the protection zone of a tree shall be done manually. All soil removal must be done with hand tools (shovels, picks, hand trowels, and similar equipment). The tool of choice is an air spade. The air spade excavates soil without damaging the roots. Jack hammers should not be used to remove the soil. When a root is encountered, soil removal is to be done without chipping, marring, or damaging the root bark in any way. Damaging the root bark will open up the bark barrier so that disease can enter the tree. This will allow rot to develop or fungus to take over and can result in root death.

MM-BIO-4. Avoiding Root Damage. It is not recommended to cut roots larger than one inch. If any roots over one inch in diameter are damaged, they must be clean-cut with a sharp and sterilized hand tool. Any roots permanently exposed from grading or scraping of topsoil should be cleanly cut just below the new soil grade.

MM-BIO-5. Soil Grade. Soil levels must be returned to the original grade, at which trees' roots were first established. Existing fill soil above that original grade shall be removed to the extent possible; no additional fill soil shall be placed over the original grade. If soil is filled back to the original grade, compaction shall be done manually only (no equipment shall be used). Compaction shall be done in layers of three to six inches depending on soil structure. No gaps or pockets shall remain in the soil.

MM-BIO-6. Irrigation. During construction, trees shall only be watered under the guidance of the project arborist. Where it is needed, temporary irrigation (drip, leaking tube, or other) shall be installed at intervals throughout the fenced protection zone to allow periodic deep watering during construction. The entire protected zone of the trees should be watered to a soil depth of 4 feet. This may require slow irrigation for 8 - 24 hours or more or may require repeat waterings of shorter duration to promote saturation. The soil should be allowed to dry out completely before watering is repeated. The period between waterings may be a month or more. The project arborist should monitor the protected trees and provide recommendations on the effectiveness and duration of temporary irrigation.

MM-BIO-7. Landscaping Around Native Trees. Landscaping near native oaks shall be drought tolerant only. Irrigation overspray or runoff, as a result of lawn or ornamental irrigation, shall be avoided in the protection zone of any oak. All landscaping shall be kept away from the trunk of any coast live oak tree by a minimum of 2 feet.

MM-BIO-8. Post-Construction Monitoring. Follow up inspections by the project arborist should be conducted one year after construction is completed. Preferably, follow up visits should be conducted quarterly during the first year after construction and two times yearly for two years after construction. More frequent monitoring and/or post-construction steps to improve any trees that are doing poorly should be carried out as recommend by the arborist.

MM-BIO-9. Replacement. Loss of either oak tree within 5 years of construction activities shall be lessened with the onsite planting of two coast live oak trees, included within the definition set forth in the LA City Protected Tree Ordinance. The size of each replacement tree shall be a 15-gallon, or larger, specimen, measuring 1 inch or more in diameter at a point one foot above the base, and not less than 7 feet in height, measured from the best. New trees that are planted as directed by the City should be evaluated immediately following installation, then monitored every 3 months during the first year after planting. Monitoring for 2 additional years should be done twice yearly for a total of 3 years. All monitoring should be done by the project arborist, who should submit a written report of the observations and recommendations as needed to the applicant. More frequent monitoring and/or post-construction steps to improve any trees that are doing poorly should be carried out as recommended by the arborist.

MM-BIO-10. Tree Removal (Non-Protected Trees)

Environmental impacts from project implementation may result due to the loss of significant trees on the site. However, the potential impacts will be mitigated to a less than significant level by the following measures:

- Prior to the issuance of any permit, a plot plan shall be prepared indicating the location, size, type, and general condition of all existing trees on the site and within the adjacent public right(s)-of-way.
- All significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) non-protected trees on the site proposed for removal shall be replaced at a 1:1 ratio with a minimum 24-inch box tree. Net, new trees, located within the parkway of the adjacent public right(s)-of-way, may be counted toward replacement tree requirements.
- Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077. All trees in the public right-of-way shall be provided per the current standards of the Urban Forestry Division the Department of Public Works, Bureau of Street Services.

MM-BIO-11. Tree Removal (Locally Protected Species)

Environmental impacts may result due to the loss of protected trees on the site. However, these potential impacts will be mitigated to less than significant level by the following measures:

- All protected tree removals require approval from the Board of Public Works.
- A Tree Report shall be submitted to the Urban Forestry Division of the Bureau of Street Services, Department of Public Works, for review and approval (213-847-3077), prior to implementation of the Report's recommended measures.
- A minimum of two trees (a minimum of 48-inch box in size if available) shall be planted for each protected tree that is removed. The canopy of the replacement trees, at the time they are planted, shall be in proportion to the canopies of the protected tree(s) removed and shall be to the satisfaction of the Urban Forestry Division.
- The location of trees planted for the purposes of replacing a removed protected tree shall be clearly indicated on the required landscape plan, which shall also indicate the replacement tree species and further contain the phrase "Replacement Tree" in its description.
- Bonding (Tree Survival):
 - a. The applicant shall post a cash bond or other assurances acceptable to the Bureau of Engineering in consultation with the Urban Forestry Division and the decision maker

- guaranteeing the survival of trees required to be maintained, replaced or relocated in such a fashion as to assure the existence of continuously living trees for a minimum of three years from the date that the bond is posted or from the date such trees are replaced or relocated, whichever is longer. Any change of ownership shall require that the new owner post a new oak tree bond to the satisfaction of the Bureau of Engineering. Subsequently, the original owner's oak tree bond may be exonerated.
- b. The City Engineer shall use the provisions of Section 17.08 as its procedural guide in satisfaction of said bond requirements and processing. Prior to exoneration of the bond, the owner of the property shall provide evidence satisfactory to the City Engineer and Urban Forestry Division that the oak trees were properly replaced, the date of the replacement and the survival of the replacement trees for a period of 3 years.

MM-BIO-12. Bird Strike Death. The project shall use “bird protection glass”, such as non-reflective darker tinted glass (i.e., “ornilux”), specifically designed to help prevent bird strike deaths.

MM-BIO-13. Light. Outdoor lighting shall be designed and installed with shielding and directed downward to illuminate only the subject property, such that the light source cannot be seen from adjacent residential properties, the public right-of-way, nor from above. Uplighting shall be prohibited.

MM-BIO-14. Windows. All exterior windows shall be low-reflective, non-glare glass.

MM-BIO-15. Wildlife Safe Fencing. There shall be no new chain link and/or steel fencing, and no new fences with sharp edges or points. These types of fencing can cause injury wildlife and create barriers to wildlife dispersal.

MM-BIO-16. Prohibited Use of Anticoagulant Rodenticides. During construction activities and upon project occupancy, the use of anticoagulant rodenticides which has the potential to significantly degrade biological resources, shall be prohibited throughout the project site. The applicant shall use nonpoisonous methods to control rodent pests, include sealing entrances to buildings, sanitizing property, removing rodent habitats, such as ivy or wood piles, setting traps, and erecting raptor poles or owl boxes.

b) 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 Wildlife or U.S. Fish and Wildlife Service?

Less Than Significant Impact. As stated under a) above, according to the ESA Protected Tree Report and Biological and Arboricultural Technical Letter Report (Appendices A and B), no natural communities identified on site are considered sensitive. Therefore, the project would have no effect on any riparian or other sensitive natural community identified in local or regional plans, policies, regulations or the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service (USFWS). As such, any impacts would be less than significant.

c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact. The Biological and Arboricultural Technical Letter report states that no jurisdictional features occur on site. ZIMAS shows that the site is located on a watercourse; however, per communication with the Bureau of Engineering on April 7, 2021, there is no longer a watercourse on the project site (BOE Watercourse Clearance dated August 4, 2021). The ESA Biological and Arboricultural Technical Letter Report states that several small concrete v-ditches and metal drains are on the site, but no evidence was found that these structures functioned normally or properly convey water. Therefore, the project will have no substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.).

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?

Less Than Significant With Mitigation. Los Angeles Department of City Planning identified the mountain lion - a candidate species as threatened or endangered under the California Endangered Species Act (CESA) – as potentially occurring on or nearby based on data from National Park Service (NPS) GIS Mountain Lion Tracker maps. According to the Report, the mountain lion is not expected to occur within the project site in spite of being documented within 500 south (a natural habitat that does not connect with the project site) and 0.5 mile west (Encino Reservoir) of the survey area by the NPS. According to the Report, the chain-link fence/gate that encloses the property limits the potential for mid- to large animals such as mountain lion or mule deer.

As previously stated, special status species either occur on site or have the potential to occur. Hubby's phacelia, Catalina mariposa lily, southern California black walnut, and California towhee. Furthermore, the coast live oak south coastal woodland/forest association on site can provide habitat to nesting birds that are both common and special status wildlife species. Native and nesting birds are protected by the Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code (CFG) 3500. Depending on the timing of construction, project activities could disrupt nesting activity if conducted during general avian breed season (February through

August). Local wildlife movement for birds and small mammals could occur in the coast live oak south coastal woodland/forest association at the northwest portion of the project site.

There are no jurisdictional waters or riparian features on site. With mitigation, any impacts to the movement of any native resident or migratory wildlife species or with established native resident or migratory wildlife corridors or impediments to the use of native wildlife nursery sites will be less than significant.

MM-BIO-1. Habitat Modification (Nesting Native Birds, Hillside Areas), MM-BIO-12. Bird Strike Death, MM-BIO-14. Windows, MM-BIO-15. Wildlife Safe Fencing, MM-BIO-16. Prohibited Use of Anticoagulant Rodenticides.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Less Than Significant With Mitigation. City of Los Angeles Ordinance No. 186,873 (effective February 4, 2022) identifies the following trees and shrubs as protected species: toyon shrub, Mexican elderberry shrub, sycamore tree, California bay tree, oak tree, and Southern California black walnut tree. The applicant submitted a Protected Tree Report prepared for the project by ESA (Appendix A) which states that the western edge of the property is bordered by an urban coast live oak woodland, but the majority of improvements are on the eastern edge of site. The Protected Tree Report surveyed 22 protected coast live oak trees (*Quercus agrifolia*). Of the 22 coast live oak trees surveyed, five are located on the project site and 17 are located off-site on neighboring properties. A small southern California black walnut tree was also observed on the site. Additionally, the Protected Tree Report surveyed four Victorian box trees (*Pittosporum undulatum*) along the southern boundary of the project site and three street trees along N. Hayvenhurst Avenue, which are Siberian elm (*Ulmus pumila*). This information is also documented in the Biological and Arboricultural Technical Letter Report prepared by ESA dated February 6, 2022 (Appendix B).

It should be noted that on October 19, 2021, the applicant received a permit from the City of Los Angeles, Department of Public Works, Bureau of Street Services, Urban Forestry Division, to remove two Siberian elm trees (*Ulmus pumila*) (Permit No. 1-1814359511). On February 7, 2022, the applicant received a permit to remove one Siberian elm with instructions to plant two 24-Inch Box Size Marina Strawberry Trees (*Arbutus marina*) (Permit No. 1-1814359511). These are the three street trees referenced in the Protected Tree Report and Biological and Arboricultural Technical Letter Report.

The applicant is not proposing to remove any protected tree species. According to ESA, one off-site coast live oak tree on the property to the north will be encroached upon as a result of the installation of retaining wall no. 2 along the northwest boundary of the site. While installation of retaining wall no. 2 is proposed in the protected zone of this oak, a large landscape area south of the retaining wall will be retained beyond the southern extent of the dripline radius to provide ample root space.

A second coast live oak tree on-site will be encroached upon (less than 5 percent) as a result of the installation of a small planter within the property at the northwest corner of the site. With the mitigation measures herein, as recommended by ESA, the impacts to these protected coast live oaks are expected to be less than significant. These tree protection measures include avoidance of the protection zone, tree protective fencing, manual grading/trenching within the protection zone, avoiding root damage, corrections for proper soil grade, recommendations for irrigation, use of native drought tolerant landscaping around the protected trees, post construction monitoring, and mitigation for any lost trees.

The ESA Protected Tree Report recommends avoiding any disturbance to the protected zone of all oak trees, including grading, trenching, filling (adding soils), or paving within and around the protected zone. With mitigation, any impacts to protected trees will be less than significant.

As previously stated, the applicant provided a Biological and Arboricultural Technical Letter Report for the project site prepared by ESA dated February 6, 2022 (Appendix B). The information used to prepare the report is based on a site field reconnaissance survey and literature and database research. According to the Report, the coast live oak south coastal woodland/forest association (*Quercus agrifolia* woodland) comprises 0.01 acres of the project site at the northwestern site boundary. The Report shows that the grading limits proposed largely border but do encroach into the coast live oak south coast woodland/forest association area (approximately 0.0002 acres of grading/construction).

With mitigation herein, any impacts to the protected trees, as identified in the City's Protected Tree Ordinance No. 186,873, will be less than significant.

MM-BIO-2. Tree Protection Fencing, MM-BIO-3. Grading/Trenching in Protected Zone, MM-BIO-4. Avoiding Root Damage, MM-BIO-5. Soil Grade, MM-BIO-6. Irrigation, MM-BIO-7. Landscaping Around Native Trees, MM-BIO-8. Post-Construction Monitoring, MM-BIO-9. Replacement, MM-BIO-10. Tree Removal (Non-Protected Trees), MM-BIO-11. (Tree Removal Locally Protected Species)

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?

No Impact. As previously stated, the ESA Biological and Arboricultural Technical Letter Report states that the subject site is located 0.28 miles northeast of the eastern boundary of the Santa Monica Mountains Significant Ecological Area (SEA). The project is not within any known Habitat Conservation Plan or Natural Community Conservation Plan. Therefore, there would be no impact to the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

V. CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Cause a substantial adverse change in the significance of a historical resource as pursuant to State CEQA Guidelines §15064.5?

Less Than Significant Impact. A significant impact would occur if the proposed project would substantially alter the environmental context or remove identified historical resources. The project includes the demolition of one single-family residences constructed in 1955. The residence has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register. In addition, the site was not found to be a potential historic resource based on SurveyLA, the citywide survey of Los Angeles or the City's HistoricPlacesLA website. Therefore, the impact would be less than significant.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to State CEQA Guidelines §15064.5?

Less Than Significant Impact. A significant impact would occur if a known or unknown archaeological resource would be removed, altered, or destroyed as a result of the proposed development. Section 15064.5 of the State CEQA Guidelines defines significant archaeological resources as resources that meet the criteria for historical resources or resources that constitute unique archaeological resources. A project-related significant impact could occur if a project would significantly affect archaeological resources that fall under either of these categories.

If archaeological resources are discovered during excavation, grading, or construction activities, work shall cease in the area of the find until a qualified archaeologist has evaluated the find in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. Per regulatory compliance measures, personnel of the project shall not collect or move any archaeological materials and associated materials. Construction activity may continue unimpeded on other portions of the project site. The found deposits would be treated in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2.

California Assembly Bill 52 (AB 52) established a formal consultation process for a California Native American Tribes to identify potential significant impacts to Tribal Cultural Resources, as defined in Public Resources Code Section 21074 as part of CEQA. As specified in AB 52, lead agencies must provide notice inviting consultation to California Native American tribes that are traditionally and culturally affiliated with the geographic area of the proposed project if the Tribe has submitted a request in writing to be notified of proposed projects. The Tribe must respond in writing within 30 days of the City's AB 52 notice. The Native American Heritage Commission (NAHC) provided a list of Native American groups and individuals who might have knowledge of the religious and/or cultural significance of resources that may be in and near the project site. Any impacts to Tribal archaeological resources are analyzed elsewhere herein (see Section XVIII. Tribal Cultural Resources).

Based on the analysis of Tribal archaeological resources elsewhere within this document and regulatory compliance measures, any impacts to archaeological resources as a result of the proposed project are less than significant.

c) Disturb any human remains, including those interred outside of formal cemeteries?

Less Than Significant Impact. A significant impact would occur if previously interred human remains would be disturbed during excavation of the project site. Human remains could be encountered during excavation and grading activities associated with the proposed project. While no formal cemeteries, other places of human interment, or burial grounds or sites are known to occur within the project area, there is always a possibility that human remains can be encountered during construction. If human remains are encountered unexpectedly during construction demolition and/or grading activities, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to California Public Resources Code (PRC) Section 5097.98.

If human remains of Native American origin are discovered during project construction, compliance with state laws, which fall within the jurisdiction of the Native American Heritage Commission (NAHC) (Public Resource Code Section 5097), relating to the disposition of Native American burials will be adhered to (see Section XVIII. Tribal Cultural Resources). As previously stated, California Assembly Bill 52 (AB 52) established a formal consultation process for a California Native American Tribes to identify potential significant impacts to Tribal Cultural Resources, as defined in Public Resources Code Section 21074 as part of CEQA. Any impacts to human remains for a Native American origin are analyzed elsewhere herein (Section XVIII. Tribal Cultural Resources). With the implementation of regulatory compliance measures, impacts to human remains would be less than significant.

VI. ENERGY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Less Than Significant Impact. During plan check, the City will assure that the project plans comply with existing LAMC requirements for energy-efficiency including compliance with Green Building Code requirements. Landscaping and irrigation are incorporated as mitigation measures herein (see Section I. Aesthetics). As such, the project will not result in a wasteful, inefficient, or unnecessary consumption of energy resources.

The plans submitted by the project applicant show a raceway for EV use for each residential unit, LID notes, and rooftop solar panels. As such, compliance with LAMC energy efficiency standards and project design features would reduce energy impacts to less than significant.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Less Than Significant Impact. As a regulatory requirement, the project will be reviewed for consistency with applicable state and local plans for renewable energy and efficiency. The Los Angeles Municipal Code incorporates the California Green Building Standards Code Title 24 standards which require projects to provide energy saving features. Compliance with regulatory requirements will reduce energy impacts to a less than significant impact.

VII. GEOLOGY AND SOILS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Directly or indirectly cause 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Be located on a geologic unit 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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.**

No Impact. A significant impact would occur if the proposed project would cause personal injury or death or result in property damage as a result of a fault rupture occurring on the project site and if the project site is located within a State-designated Alquist-Priolo Zone or other designated fault zone. According to the California Department of Conservation Special Studies Zone Map, the project site is not located within an Alquist-Priolo Special Studies Zone or Fault Rupture Study Area. The proposed project would not expose people or structures to potential adverse effects resulting from the rupture of known earthquake faults. The Alquist-Priolo Earthquake Fault Zoning Act is intended to mitigate the hazard of surface fault rupture on structures for human occupancy. Therefore, no impacts would occur.

ii) **Strong seismic ground shaking?**

Less Than Significant Impact. A significant impact would occur if the proposed project would cause personal injury or death or resulted in property damage as a result of seismic ground shaking. The entire Southern California region is susceptible to strong ground shaking from severe earthquakes. Consequently, development of the proposed project could expose people and structures to strong seismic ground shaking. However, the proposed project would be designed and constructed in accordance with State and local Building Codes to reduce the potential for exposure of people or structures to seismic risks to the maximum extent possible. The proposed project would be required to comply with the California Department of Conservation, Division of Mines and Geology (CDMG), which provides guidance for the evaluation and mitigation of earthquake-related hazards, and with the seismic safety requirements in the Uniform Building Code (UBC) and the LAMC. Compliance with such requirements would reduce seismic ground shaking impacts to the maximum extent practicable with current engineering practices. Therefore, impacts related to strong seismic ground shaking would be less than significant.

iii) **Seismic-related ground failure, including liquefaction?**

Less Than Significant Impact. The applicant submitted a Preliminary Geotechnical Engineering and Engineering Geology Investigation for the project that was prepared by SASSAN Geosciences, Inc. dated January 22, 2021 (Appendix D). According to that report, the project site is located outside of a potential seismically induced landslide and liquefaction hazard zone based on a State of California Seismic Hazard Zones map. Furthermore, the applicant submitted a Geology and Soils Report Approval Letter issued by the Los Angeles Department of Building and Safety dated February 25, 2021 (Log # 116139). The conditions in that Approval Letter incorporate the SASSAN Geosciences Report recommendations; all conditions are by reference incorporated herein. A copy of the LADBS Geology and Soils Approval Letter is attached to this document as Appendix C. Based on both documents, any impacts would be less than significant.

iv) **Landslides?**

Less Than Significant Impact. As previously stated, the applicant submitted a Preliminary Geotechnical Engineering and Engineering Geology Investigation for the project prepared by

SASSAN Geosciences, Inc. dated January 22, 2021 (Appendix D). According to that report, the project site is located outside of a potential seismically induced landslide and liquefaction hazard zone. The SASSAN report, together with the LADBS Geology and Soils Report Approval Letter (Log # 116139) are attached to this document (Appendices C and D). The conditions are by reference incorporated herein, and any impacts would be less than significant.

b) Result in substantial soil erosion or the loss of topsoil?

Less Than Significant Impact. Construction of the proposed project would result in ground surface disturbance during site clearance, excavation, and grading, which could create the potential for soil erosion to occur. Construction activities would be performed in accordance with the requirements of the Los Angeles Building Code and the Los Angeles Regional Water Quality Control Board (LARWQCB) through the City's Stormwater Management Division. In addition, the proposed project would be required to develop a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP would require implementation of an erosion control plan to reduce the potential for wind or waterborne erosion during the construction process.

In addition, all onsite grading and site preparation would comply with applicable provisions of Chapter IX, Division 70 of the LAMC, and conditions imposed by the City of Los Angeles Department of Building and Safety's Soils Report Approval Letter dated February 25, 2021 (Log # 116139).

The project site is located within a Special Grading Area (BOE Basic Grid Map A-13372), and the applicant is proposing permanent shoring for excavation and 4,310 cubic yards of grading (0 import and 3,993 cubic yards of export). Short-term erosion impacts could occur. With the implementation of mitigation measures, impacts due to short-term erosion would be less than significant.

MM-GEO-1. Erosion/Grading/Short-Term Construction Impacts

Short-term erosion impacts may result from the construction of the proposed project. However, these impacts can be mitigated to a less than significant level by the following measures:

- The applicant shall provide a staked signage at the site with a minimum of 3-inch lettering containing contact information for the Senior Street Use Inspector (Department of Public Works), the Senior Grading Inspector (LADBS) and the hauling or general contractor.

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?

Less Than Significant Impact. A significant impact would occur if any unstable geological conditions would result in any type of geological failure, including lateral spreading, off-site landslides, liquefaction, or collapse. Development of the proposed project would not have the potential to expose people and structures to seismic-related ground failure, including liquefaction and landslide; see the discussion above for these issues. Subsidence and ground collapse

generally occur in areas with active groundwater withdrawal or petroleum production. The extraction of groundwater or petroleum from sedimentary source rocks can cause the permanent collapse of the pore space previously occupied by the removed fluid. No known oil wells are on the project site according to ZIMAS records. The proposed project would be required to implement standard construction practices that would ensure that the integrity of the project site and the proposed structures is maintained. Construction will be required by the Department of Building and Safety to comply with the City of Los Angeles Uniform Building Code (UBC) which is designed to assure safe construction and includes building foundation requirements appropriate to site conditions. With the implementation of the Building Code requirements and the Department of Building and Safety's Soils Report Approval Letter dated February 25, 2021 (Log # 116139) attached herein as Appendix C, the potential for landslide lateral spreading, subsidence, liquefaction, or collapse would be less than significant.

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?

Less Than Significant Impact. A significant impact would occur if the proposed project would be built on expansive soils without proper site preparation or design features to provide adequate foundations for project buildings, thus, posing a hazard to life and property. Expansive soils have relatively high clay mineral and expand with the addition of water and shrink when dried, which can cause damage to overlying structures. However, the proposed project would be required to comply with the requirements of the UBC, LAMC, and other applicable building codes. Compliance with such requirements would reduce impacts related to expansive soils, and impacts would be less than significant.

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?

Less than Significant Impact. A project would cause a significant impact if adequate wastewater disposal is not available. The project site is located in a developed area, where wastewater infrastructure is currently in place. The proposed project would connect to existing sewer lines that serve the project site and would not use septic tanks or alternative wastewater disposal systems. Therefore, impacts would be less than significant.

f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less Than Significant Impact. A significant impact may occur if a project directly or indirectly destroys a unique paleontological resource or site or unique geologic feature. If paleontological resources are discovered during excavation, grading, or construction, the City of Los Angeles Department of Building and Safety shall be notified immediately, and all work shall cease in the area of the find until a qualified paleontologist evaluates the find. Construction activity may continue unimpeded on other portions of the project site. The paleontologist shall determine the location, the time frame, and the extent to which any monitoring of earthmoving activities shall be required. The found deposits would be treated in accordance with federal, State, and local

guidelines, including those set forth in California Public Resources Code Section 21083.2. With the implementation of regulatory compliance measures, the impact would be less than significant.

VIII. GREENHOUSE GAS EMISSIONS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Less Than Significant Impact. Greenhouse gases (GHG) are those gaseous constituents of the atmosphere, both natural and human generated, that absorb and emit radiation at specific wave lengths within the spectrum of terrestrial radiation emitted by the earth's surface, the atmosphere itself, and by clouds. The City has adopted the LA Green Plan to provide a citywide plan for achieving the City's GHG emissions targets, for both existing and future generation of GHG emissions. In order to implement the goal of improving energy conservation and efficiency, the Los Angeles City Council has adopted multiple ordinances and updates to establish the current Los Angeles Green Building Code (LAGBC) (Ordinance No. 181,480). The LAGBC requires projects to achieve a 20 percent reduction in potable water use and wastewater generation. Through required implementation of the LAGBC, the proposed project would be consistent with local and statewide goals and policies aimed at reducing the generation of GHGs. Therefore, the proposed project's generation of GHG emissions would not make a cumulatively considerable contribution to emissions and impacts would be less than significant.

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Less Than Significant Impact. The California legislature passed Senate Bill (SB) 375 to connect regional transportation planning to land use decisions made at a local level. SB 375 requires the metropolitan planning organizations to prepare a Sustainable Communities Strategy (SCS) in their regional transportation plans to achieve the per capita GHG reduction targets. For the SCAG region, the SCS is contained in the 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). The 2012-2035 RTP/SCS focuses the majority of new housing and job growth in high-quality transit areas and other opportunity areas on existing main streets, in downtowns, and commercial corridors, resulting in more opportunity for transit-oriented development. In addition, SB 743, adopted September 27, 2013, encourages land use and transportation planning decisions that reduce vehicle miles traveled, which contribute to GHG

emissions, as required by AB 32. The project is the replacement of an existing single-family dwelling plus the addition of an accessory dwelling unit, accessory living quarters, associated residential uses, retaining walls, and excavation and grading. The project would provide residential development on an existing hillside street approximately 1 mile south of Ventura Boulevard, which is a major transportation corridor. Therefore, the project would not interfere with SCAG's ability to implement the regional strategies outlined in the 2012-2035 RTP/SCS. The proposed project, therefore, would be consistent with statewide, regional, and local goals and policies aimed at reducing GHG emissions and would result in a less than significant impact related to plans that target the reduction of GHG emissions.

IX. HAZARDS AND HAZARDOUS MATERIALS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less Than Significant Impact. A significant impact would occur if the proposed project would create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Construction of the proposed project would involve the temporary use of potentially hazardous materials, including vehicle fuels, oils, and transmission fluids. Operation of the project would involve the limited use and storage of common hazardous substances typical of those used in single- and multi-family residential projects, including lubricants, paints, solvents, custodial products (e.g., cleaning supplies), pesticides and other landscaping supplies, and vehicle fuels, oils, and transmission fluids. No uses or activities are proposed that would result in the use or discharge of unregulated hazardous materials and/or substances, or create a public hazard through transport, use, or disposal. As a residential use, the proposed project would not involve large quantities of hazardous materials that would require routine transport, use, or disposal. With compliance to applicable standards and regulations and adherence to manufacturer's instructions related to the transport, use, or disposal of hazardous materials, the proposed project would not create a significant hazard through the routine transport, use, or disposal of hazardous materials, and impacts would be less than significant.

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?

Less Than Significant Impact. A significant impact would occur if the proposed project created a significant hazard to the public or environment due to a reasonably foreseeable release of hazardous materials. The existing single-family dwelling on the project site was built in 1955 and therefore may contain asbestos-containing materials (ACMs) and lead-based paint (LBP). Demolition of this buildings would have the potential to release asbestos fibers into the atmosphere if such materials exist and they are not properly stabilized or removed prior to demolition activities. The removal of asbestos is regulated by SCAQMD Rule 1403; therefore, any asbestos found on-site would be required to be removed in accordance with applicable regulations prior to demolition. Similarly, it is likely that lead-based paint is present in buildings constructed prior to 1979. Compliance with existing State laws regarding removal would be required, resulting in a less than significant impact.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Less Than Significant Impact. Construction activities have the potential to result in the release, emission, handling, and disposal of hazardous materials within one-quarter mile of an existing school. Lanai Road Elementary School is located approximately 0.8 of a mile northeast of the project site. The proposed project would provide for single-family residential uses and retaining walls. The proposed project would include excavation, grading and construction of single-family residential uses. The project would be expected to use and store hazardous materials, such as paints, solvents, cleaners, pesticides, etc. All hazardous materials within the project site would be acquired, handled, used, stored, transported, and disposed of in accordance with all applicable federal, State, and local requirements. With compliance, the proposed project would result in a less than significant impact.

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?

No Impact. A significant impact would occur if the project site is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and would create a significant hazard to the public or the environment. The California Department of Toxic Substances Control (DTSC) maintains a database (EnviroStor) that provides access to detailed information on hazardous waste permitted sites and corrective action facilities, as well as existing site cleanup information. EnviroStor also provides information on investigation, cleanup, permitting, and/or corrective actions that are planned, being conducted, or have been completed under DTSC's oversight. A review of EnviroStor did not identify any records of hazardous waste facilities on the project site. Therefore, the proposed project would not be located on a site that is included on a list of hazardous materials sites or create a significant hazard to the public or the environment, and no impact would occur.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

No Impact. The project site is not located in an airport land use plan area, or within two miles of any public or public use airports, or private air strips. Therefore, the proposed project would not result in a safety hazard for people residing or working in the project area, and no impacts would occur.

f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

No Impact. The nearest emergency route is Ventura Boulevard, which is approximately 1 mile north of the project site (City of Los Angeles, Safety Element of the Los Angeles City General Plan, Critical Facilities and Lifeline Systems, Exhibit H, November 1996.) The proposed project is not expected to require the closure of any public or private streets or impede emergency vehicle access to the project site or surrounding area. Additionally, emergency access to and from the project site would be provided in accordance with requirements of the Los Angeles Fire Department (LAFD). Therefore, the proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, and no impact would occur.

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

Less Than Significant Impact. A significant impact would occur if the proposed project exposed people and structures to high risk of wildfire. As shown on ZIMAS, the project site is located in a Very High Fire Severity Zone and a Hillside Area, which is subject to wildfires. The project site is also located in a Mountain Fire District, as shown in the City of Los Angeles, Safety Element of the Los Angeles City General Plan, Selected Wildfire Hazard Areas, Exhibit D (November 1996). According to ZIMAS, the site is not located within a Very High Wind Velocity Area. However, the proposed project would be designed and constructed in accordance with State and local Building and Fire Codes, including installing sprinklers and planting fire resistant landscaping as appropriate, to reduce the potential for exposure of people or structures to wildfires to the maximum extent possible. Furthermore, the project is mitigated elsewhere within for impacts involving wildfires (see Section XX. Wildfire). As such, the impact of the project in exposing people or structures to a risk of loss, injury, or death involving wildland fires, would be less than significant.

X. HYDROLOGY AND WATER QUALITY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 off-site;				
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or				
iv. Impede or redirect flood flows?				
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Less Than Significant Impact. A significant impact would occur if the proposed project discharges water that does not meet the quality standards of agencies which regulate surface water quality and water discharge into stormwater drainage systems or does not comply with all applicable regulations as governed by the Los Angeles Regional Water Quality Control Board (LARWQCB). Stormwater runoff from the proposed project has the potential to introduce small amounts of pollutants into the stormwater system. Pollutants would be associated with runoff from landscaped areas (pesticides and fertilizers) and paved surfaces (ordinary household cleaners). Thus, the proposed project would be required to comply with the National Pollutant Discharge Elimination System (NPDES) standards and the City's Stormwater and Urban Runoff Pollution Control regulations (Ordinance No. 172,176 and No. 173,494) to ensure pollutant loads from the project site are minimized for downstream receiving waters. The ordinances contain requirements for construction activities and operation of projects to integrate Low Impact Development (LID) practices and standards for stormwater pollution mitigation, and maximize open, green, and pervious space on all projects consistent with the City's landscape ordinance and other related requirements in the City's Development Best Management Practices (BMPs) Handbook. Conformance would be ensured during the City's building plan review and approval process. Therefore, the proposed project would result in less than significant impacts.

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Less Than Significant Impact. A significant impact would occur if the proposed project would substantially deplete groundwater or interferes with groundwater recharge. The proposed project would not require the use of groundwater at the project site. Potable water would be supplied by the Los Angeles Department of Water and Power (LADWP), which draws its water supplies from distant sources for which it conducts its own assessment and mitigation of potential environmental impacts. Therefore, the project would not require direct additions or withdrawals of groundwater. The project includes two levels of partially subterranean parking; however, excavation to accommodate subterranean levels is not proposed at a depth that would result in the interception of existing aquifers or penetration of the existing water table. Therefore, the impact on groundwater supplies or groundwater recharge would be less than significant.

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;

No Impact. A significant impact would occur if the proposed project would substantially alter the drainage pattern of an existing stream or river so that erosion or siltation would result. There are no streams or rivers located within the project vicinity. ZIMAS shows that the site is located on a watercourse; however, per communication with the Bureau of Engineering on April 7, 2021, there is no longer a watercourse on the project site (BOE Watercourse Clearance dated August 4, 2021). ESA Biological and Arbicultural Technical Letter Report (Appendix B) states that several small concrete v-ditches and

metal drains are on the site, but no evidence was found that these structures functioned normally or properly convey water. Therefore, the project will not alter of the course of a stream or river.

ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;

Less Than Significant Impact. A significant impact would occur if the proposed project would substantially alter the drainage pattern of an existing stream or river such that flooding would result. There are no streams or rivers located in the project vicinity. ZIMAS shows that the subject site is located on a watercourse; however, as stated above, per communication with BOE there is no longer a watercourse on the site. During project operation, storm water or any runoff irrigation waters would be directed into existing storm drains that are currently receiving surface water runoff under existing conditions. Impermeable surfaces resulting from the development of the project would not substantially change the volume of stormwater runoff in a manner that would result in flooding on- or off-site. Accordingly, significant alterations to existing drainage patterns within the site and surrounding area would not occur. Therefore, the proposed project would result in less than significant impacts related to the alteration of drainage patterns and on- or off-site flooding.

iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or

Less Than Significant Impact. A significant impact would occur if runoff water would exceed the capacity of existing or planned storm drain systems serving the project site, or if the proposed project would substantially increase the probability that polluted runoff would reach the storm drain system. Site-generated surface water runoff would continue to flow to the City's storm drain system. Any project that creates, adds, or replaces 500 square feet of impervious surface must comply with the Low Impact Development (LID) Ordinance or alternatively, the City's Standard Urban Stormwater Mitigation Plan (SUSMP), as an LAMC requirement to address water runoff and storm water pollution. Grading mitigations are recommended elsewhere herein (see Section VII. Geology and Soils). Therefore, the proposed project would result in less than significant impacts related to existing storm drain capacities or water quality.

iv. Impede or redirect flood flows?

No Impact. A significant impact would occur if the proposed project would be located within a 100-year or 500-year flood plain or would impede or redirect flood flows. According to the Safety Element of the City of Los Angeles General Plan, 100-Year & 500-Year Flood Plains, Exhibit F (November 1996), ZIMAS, and NavigateLA, the project site is not located within a 100-year or 500-year flood plain. Therefore, the proposed project would not be located in such areas, and no impact related to flood zones would occur.

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

Less Than Significant Impact. A significant impact would occur if the proposed project would be located within a flood plain or an area susceptible to inundation by seiche, tsunami, or mudflow. According to the Safety Element of the City of Los Angeles General Plan, Inundation & Tsunami Hazard Areas, Exhibit G (November 1996), ZIMAS, and NavigateLA, the project site is not located within an inundation or tsunami hazard area. Furthermore, according to the Safety Element of the City of Los Angeles General Plan, 100-Year & 500-Year Flood Plains, Exhibit F (November 1996), ZIMAS, and NavigateLA, the site is not located within a flood zone. Therefore, the proposed project would not be located in such areas, and no impact related to flood zones would occur. A seiche is an oscillation of a body of water in an enclosed or semi-enclosed basin, such as a reservoir, harbor, or lake. A tsunami is a great sea wave produced by a significant undersea disturbance. Mudflows result from the down slope movement of soil and/or rock under the influence of gravity. The project site and the surrounding areas are not located near a water body to be inundated by seiche. Similarly, the project site and the surrounding areas are located in the San Fernando Valley approximately 0.5 mile east of the Encino Reservoir. Therefore, the project would have a less than significant impact related to flood plains or inundation by seiche, tsunami, or mudflow.

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less Than Significant Impact. The project will not conflict with or obstruct the implementation of a water quality control plan or sustainable ground water management plan. As previously discussed, the project is subject to applicable regulations as governed by the Los Angeles Regional Water Quality Control Board (LARWQCB), National Pollutant Discharge Elimination System (NPDES) standards, and the City's Stormwater and Urban Runoff Pollution Control regulations (Ordinance No. 172,176 and No. 173,494). The ordinances contain requirements for construction activities and operation of projects to integrate Low Impact Development (LID) practices and standards for stormwater pollution mitigation, and maximize open, green, and pervious space on all projects consistent with the City's landscape ordinance and other related requirements in the City's Development Best Management Practices (BMPs) Handbook. Therefore, the project would have no impact related to conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

XI. LAND USE AND PLANNING

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Physically divide an established community?

No Impact. A significant impact would occur if the proposed project would be sufficiently large or configured in such a way so as to create a physical barrier within an established community. A physical division of an established community is caused by an impediment to through travel or a physical barrier, such as a new freeway with limited access between neighborhoods on either side of the freeway, or major street closures. The proposed project would not involve any closure or result in development of new thoroughfares or highways. The proposed project is the construction of single-family residential uses and associated excavation and grading in an area with existing residential uses and would not divide an established community. Therefore, no impact would occur.

b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Less Than Significant Impact. A significant impact may occur if a project is inconsistent with the General Plan or zoning designations currently applicable to the project site, and would cause adverse environmental effects, which the General Plan and zoning ordinance are designed to avoid or mitigate. The site is located within the Encino-Tarzana Community Plan Area. The site is zoned RE15-1-H (Hillside, Residential Estate), with a General Plan land use designation of Very Low II Residential. General Plan Map Footnote No. 5 states that development of land located in a Very Low I, Very Low II designation with a 15% natural slope or greater shall not exceed 1.0 D.U./acre. The proposed project is the demolition of a 3,257 square foot single-family dwelling and construction, use, and maintenance of a two-story over basement level, maximum 36 foot in height 7,235 square foot single-family dwelling, two-story detached 276 square foot accessory dwelling unit (ADU), two-story, 1,796 square foot accessory living quarters, and pool and spa all on 25,382 square feet of lot area. The project includes two retaining walls up to 10 feet in height each, planter walls, and gate pilasters. The project also involves permanent shoring for excavation and 4,310 cubic yards of grading (0 import and 3,993 cubic yards of export). Haul Route review is requested.

The proposed project would conform to the allowable land uses pursuant to the Los Angeles Municipal Code. Pursuant to LAMC Section 12.07.01, the RE "Residential Estate" Zone allows single-family dwellings and accessory living quarters, provided that the lot area is 20,000 square feet or greater and the structure does not exceed two stories in height. Additionally, "Accessory

Living Quarters” are defined in LAMC Section 12.03 as “an accessory building used solely as the temporary dwelling of guests and of the occupants of the premises; such dwelling having no kitchen facilities and not rented or otherwise used as a separate dwelling unit.” The Los Angeles Department of Building and Safety regulates LAMC Sections 12.03 and 12.07.01 and will determine if the single-family dwelling and accessory living quarters are Code-compliant. Furthermore, accessory dwelling units are permitted on single-family zoned lots under State law. Impacts related to land use have been mitigated elsewhere or are addressed through compliance with existing regulations. Therefore, the project does not have a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

XII. MINERAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

No Impact. A significant impact would occur if the proposed project would result in the loss of availability of known mineral resources of regional value or locally-important mineral resource recovery site. The project site is not classified by the City as containing significant mineral deposits nor is it designated for mineral extraction land use. In addition, the project site is not identified by the City as being located in an oil field or within an oil drilling area. Therefore, the proposed project would not result in the loss of availability of any known, regionally- or locally-valuable mineral resource, and no impact would occur.

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?

No Impact. A significant impact would occur if the proposed project would result in the loss of availability of known mineral resources of regional value or locally-important mineral resource recovery site. As previously stated, the project site is not classified by the City as containing significant mineral deposits and is not designated for mineral extraction land use. The project site is not located in an oil field/oil drilling area. There are no known mineral resources delineated on the local General Plan, Specific Plan, or any other land use plan. Therefore, the proposed project would not result in the loss of availability of any known, regionally- or locally-valuable mineral resource, and no impact would occur.

XIII. NOISE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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?

Less Than Significant With Mitigation. The City of Los Angeles has established policies and regulations concerning the generation and control of noise that could adversely affect its citizens and noise-sensitive land uses. Construction activity would result in temporary increases in ambient noise levels in the project area on an intermittent basis. Noise levels would fluctuate depending on the construction phase, equipment type and duration of use, distance between the noise source and receptor, and presence or absence of noise attenuation barriers. Construction noise for the project will cause a temporary increase in the ambient noise levels but will be subject to the LAMC Sections 112.05 (Maximum Noise Level of Powered Equipment or Powered Hand Tools) and 41.40 (Noise Due to Construction, Excavation Work – When Prohibited) regarding construction hours and construction equipment noise thresholds. The project shall comply with the City of Los Angeles General Plan Noise Element and Ordinance No. 161,574, which prohibits the emission of creation of noise beyond certain levels at adjacent uses unless technically infeasible. The project involves permanent shoring for excavation and 4,310 cubic yards of grading (0 import and 3,993 cubic yards of export), which could generate noise impacts on surrounding single-family residential land uses. However, with mitigation, and impacts would be less than significant.

MM-NOISE-1. Increased Noise Levels (Demolition, Grading, and Construction Activities)

- Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- A temporary noise control barrier shall be installed on the property line of the construction site abutting residential uses. The noise control barrier shall be engineered to reduce construction-related noise levels at the adjacent residential structures with a goal of a reduction of 10dBA. The supporting structure shall be engineered and erected according to applicable codes. The temporary barrier shall remain in place until all windows have been installed and all activities on the project site are complete.

b) Generation of, excessive groundborne vibration or groundborne noise levels?

Less Than Significant With Mitigation. Construction activities can generate varying degrees of vibration, depending on the construction procedures and the type of construction equipment used. The operation of construction equipment generates vibrations that spread through the ground and diminish with distance from the source. Unless heavy construction activities are conducted extremely close (within a few feet) to the neighboring structures, vibrations from construction activities rarely reach the levels that damage structures. As previously stated, the project involves permanent shoring for excavation and 4,310 cubic yards of grading in proximity to neighboring residential uses. By complying with regulations and as mitigated herein, the project would result in a less than significant impacts related to construction vibration.

MM-NOISE-1. Increased Noise Levels (Demolition, Grading, and Construction Activities)

- Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- A temporary noise control barrier shall be installed on the property line of the construction site abutting residential uses. The noise control barrier shall be engineered to reduce construction-related noise levels at the adjacent residential structures with a goal of a reduction of 10dBA. The supporting structure shall be engineered and erected according to applicable codes. The temporary barrier shall remain in place until all windows have been installed and all activities on the project site are complete.

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?

No Impact. The proposed project is not located within the vicinity of a private airstrip or within two miles of a public airport or public use airport. The project site is outside of the Los Angeles International Airport Land Use Plan. Accordingly, the proposed project would not expose people working or residing in the project area to excessive noise levels from a private airstrip, public airport, or public use airport. Therefore, no impact would occur.

XIV. POPULATION AND HOUSING

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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)?

No Impact. A potentially significant impact would occur if the proposed project would induce substantial population growth that would not have otherwise occurred as rapidly or in as great a magnitude. The proposed project would result in the demolition of one single-family dwelling and the development of one single-family residential unit, one accessory living quarter, and one accessory dwelling unit. The increase in residential population resulting from the proposed project would not be considered substantial in consideration of anticipated growth for the Encino-Tarzana Community Plan and is within the Southern California Association of Governments' (SCAG) 2020 population projections for the City in their 2016-2035 Regional Transportation Plan. The project would meet a growing demand for housing near jobs and transportation centers (1 mile south of Ventura Boulevard), consistent with State, regional and local regulations designed to reduce trips and greenhouse gas emissions. Operation of the proposed project would not induce substantial population growth in the project area, either directly or indirectly. The physical secondary or indirect impacts of population growth such as increased traffic or noise have been adequately mitigated in other portions of this document. Therefore, the impact would be less than significant.

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No Impact. A potentially significant impact would occur if the proposed project would displace a substantial quantity of existing residences or a substantial number of people. The project involves the demolition of one residential dwelling unit that will be replaced with one single-family residential unit, one accessory living quarter, and one accessory dwelling unit. As such, the proposed project would have no impact in displacing any residence or person.

XV. PUBLIC SERVICES

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:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Fire protection?

Less Than Significant Impact. A significant impact would occur if the Los Angeles Fire Department (LAFD) could not adequately serve the proposed project, necessitating a new or physically altered station. The project site and the surrounding area are currently served by Fire Station 109, located at 16500 Mulholland Drive (approximately 1.2 miles south of the project site). The proposed project would result in the demolition of one single-family dwelling, and the construction of a new single-family dwelling, accessory living quarters, and accessory dwelling unit, which would have a negligible increase in the number of emergency calls and demand for LAFD fire and emergency services. There are existing fire stations in close proximity to the project site, and it is not anticipated that there would be a need to build a new or expand an existing fire station to serve the proposed project and maintain acceptable service ratios, response times, or other performance objectives for fire protection. By analyzing data from previous years and continuously monitoring current data regarding response times, types of incidents, and call frequencies, LAFD can shift resources to meet local demands for fire protection and emergency services. The proposed project would neither create capacity or service level problems nor result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for fire protection. Therefore, the proposed project would result in a less than significant impact.

b) Police protection?

Less Than Significant Impact. A significant impact would occur if the Los Angeles Police Department (LAPD) could not adequately serve the proposed project, necessitating a new or physically altered station. The project site and the surrounding area are currently served by LAPD's West Valley Community Police Station, located at 19020 Vanowen Street (approximately 6.2 miles northwest of the project site). The proposed project would not create capacity/service level problems or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for police protection. In the event a situation should arise requiring increased staffing or patrol units, additional resources can be assembled. Therefore, the proposed project would result in a less than significant impact related to police protection services.

c) Schools?

Less Than Significant Impact. A significant impact would occur if the proposed project would include substantial employment or population growth, which could generate a demand for school facilities that would exceed the capacity of the school district. The proposed project would result in the demolition of one single-family dwelling, and the construction of a new single-family dwelling, accessory living quarters, and accessory dwelling unit. If the project creates any increase in enrollment at schools that serve the area, that increase would be negligible. However, development of the proposed project would be subject to California Government Code Section 65995, which would allow LAUSD to collect impact fees from developers of new residential and commercial space. Conformance to California Government Code Section 65995 is deemed to provide full and complete mitigation of impacts to school facilities. Therefore, the proposed project would result in a less than significant impact to public schools.

d) Parks?

Less Than Significant Impact. A significant impact would occur if the proposed project would exceed the capacity or capability of the local park system to serve the proposed project. The City of Los Angeles Department of Recreation and Parks (RAP) is responsible for the provision, maintenance, and operation of public recreational and park facilities and services in the City. Given the project scope of work, any impacts on parks would be negligible. The proposed project would not create capacity or service level problems or result in substantial physical impacts associated with the provision of new or altered parks facilities. Accordingly, the proposed project would result in a less than significant impact on park facilities.

e) Other public facilities?

Less Than Significant Impact. A significant impact would occur if the proposed project would result in substantial employment or population growth that could generate a demand for other public facilities, including libraries, which exceed the capacity available to serve the project site, necessitating new or physically altered public facilities, the construction of which would cause significant environmental impacts. Given the scope of work of the proposed project, any change in demand for library services and resources of the Los Angeles Public Library System would be negligible. The proposed project would not create substantial capacity or service level problems that would require the provision of new or expanded public facilities in order to maintain an acceptable level of service for libraries and other public facilities. Therefore, the proposed project would result in a less than significant impact on other public facilities.

XVI. RECREATION

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated?

Less Than Significant Impact. A significant impact would occur if the proposed project would increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated. The City of Los Angeles Department of Recreation and Parks (RAP) is responsible for the provision, maintenance, and operation of public recreational and park facilities and services in the City. Given the project scope of work, any impacts on parks would be negligible. The proposed project would not create capacity or service level problems or result in substantial physical impacts associated with the provision or new or altered parks facilities. Accordingly, the proposed project would result in a less than significant impact on existing neighborhood and regional parks or other recreational facilities.

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?

Less Than Significant Impact. A significant impact would occur if the proposed project included recreational facilities and/or required the construction or expansion of recreational facilities that would have an adverse physical effect on the environment. The project description does not include recreational facilities beyond a private pool and spa. Accordingly, the proposed project does not involve any significant recreational facilities and/or the expansion of recreational facilities that would adversely affect the environment. Any impacts would be less than significant.

XVII. TRANSPORTATION

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Result in inadequate emergency access?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Less Than Significant Impact. A significant impact may occur if the project conflicts with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system. The project is the construction of a single-family dwelling, accessory dwelling unit, accessory living quarters and associated structures on a site improved with a single family-dwelling. Per the thresholds established by LADOT, a Transportation Study Assessment is not required for single-family dwellings unless those dwellings are part of a subdivision. The proposed project is located in a previously developed area and is not part of a subdivision request under the State Map Act.

As mitigated herein, the proposed project complies with the Mobility Plan 2035 and does not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities. Therefore, impacts would be less than significant.

b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?

Less Than Significant Impact. CEQA Guidelines Section 15064.3 describes specific considerations for evaluating a project's transportation impacts. Generally, vehicle miles traveled is the most appropriate measure of transportation impacts; "vehicle miles traveled" refers to the amount and distance of automobile travel attributable to a project. Other relevant considerations may include the effects of the project on transit and non-motorized travel. The City of Los Angeles Transportation Assessment Guidelines state that a transportation assessment is required under the following circumstances:

- *If the Development Project is estimated to generate a net increase of 250 or more daily vehicle trips and requires discretionary action, a transportation assessment for a Development Project is required.*
- *If a Transportation Project is likely to either: (1) induce additional vehicle miles traveled by increasing vehicle capacity; or (2) reduce roadway through-lane capacity on a street that exceeds 750 vehicles per hour per lane for at least two (2) consecutive hours in a 24-hour period after the project is completed, a transportation assessment is generally required.*
- *A transportation assessment is required by City ordinance or regulation.*

The project involves the construction of a single-family dwelling, accessory dwelling unit, accessory living quarters and associated structures on a site improved with a single family-dwellings. Per the thresholds established by LADOT, a Transportation Study Assessment is not required for single-family dwellings unless those dwellings are part of a subdivision. The proposed project is located in a previously developed area and is not part of a subdivision request under the State Map Act. Therefore, the proposed project does not conflict with and is not inconsistent with CEQA Guidelines Section 15064.3, and any impacts are less than significant.

c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less Than Significant With Mitigation. A significant impact would occur if the proposed project would substantially increase an existing hazardous design feature or introduce incompatible uses to the existing traffic pattern. The proposed project would not include unusual or hazardous design features and the proposed project is compatible with existing uses in the area. However, the project may have potentially significant impacts on the hillside street during haul route and construction phases. The haul route is subject to review and approval by the Los Angeles Department of Building and Safety. With implementation of the referenced mitigation measure, the potential impacts related to hazards would be reduced to less than significant.

MM-TR-1. Haul Route and Construction

- The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
- The applicant shall be limited to no more than two trucks at any given time within the site's staging area.
- There shall be no staging of hauling trucks on any streets adjacent to the project, unless specifically approved as a condition of an approved haul route.
- No hauling shall be done before 9 a.m. or after 3 p.m.
- Trucks shall be spaced so as to discourage a convoy effect.
- On substandard hillside streets, only one hauling truck shall be allowed on the street at any time.
- 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 the haul route.
- 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 hauling, and at all times shall provide reasonable control of dust caused by wind.
- Loads shall be secured by trimming and watering or may be covered to prevent the spilling or blowing of the earth material.
- Trucks and loads are to be cleaned at the export site to prevent blowing dirt and spilling of loose earth.
- 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.
- A log documenting the dates of hauling and the number of trips (i.e. trucks) per day shall be available on the job site at all times.
- 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.

MM-TR-2. Pedestrian Safety

- Applicant shall plan construction and construction staging as to maintain pedestrian access on adjacent sidewalks throughout all construction phases. This requires the

applicant to maintain adequate and safe pedestrian protection, including physical separation (including utilization of barriers such as K-Rails or scaffolding, etc) from work space and vehicular traffic and overhead protection, due to sidewalk closure or blockage, at all times.

- Temporary pedestrian facilities shall be adjacent to the project site and provide safe, accessible routes that replicate as nearly as practical the most desirable characteristics of the existing facility.
- Covered walkways shall be provided where pedestrians are exposed to potential injury from falling objects.
- Applicant shall keep sidewalk open during construction until only when it is absolutely required to close or block sidewalk for construction staging. Sidewalk shall be reopened as soon as reasonably feasible taking construction and construction staging into account.

d) Result in inadequate emergency access?

Less Than Significant With Mitigation. A significant impact may occur if the project design threatened the ability of emergency vehicles to access and serve the project site or adjacent uses. The nearest emergency/disaster route to the project site is Ventura Boulevard, which is located 1 mile to the north (City of Los Angeles, General Plan Safety Element Exhibit H, Critical Facilities & Lifeline Systems, 1996). As mitigated herein, the proposed project would not require the closure of any public or private streets and would not impede emergency vehicle access to the project site or surrounding area.

MM-TR-1. Haul Route and Construction, MM-TR-2. Pedestrian Safety

XVIII. TRIBAL CULTURAL RESOURCES

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:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. 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	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. 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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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: 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)?

Less Than Significant With Mitigation. Assembly Bill 52 (AB 52) established a formal consultation process for California Native American Tribes to identify potential significant impacts to Tribal Cultural Resources, as defined in Public Resources Code §21074, as part of CEQA. As specified in AB 52, lead agencies must provide notice inviting consultation to California Native American tribes that are traditionally and culturally affiliated with the geographic area of a proposed project if the Tribe has submitted a request in writing to be notified of proposed projects. The Tribe must respond in writing within 30 days of the City’s AB 52 notice.

On April 4, 2022, Planning staff requested a Native American Heritage Commission (NAHC) Sacred Lands File (SLF) Search. On May 18, 2022, a letter was received from the NAHC stating that a record search was completed with positive results. The letter recommended contacting

Tribes affiliated with the geographic area, and specifically recommended contacting the Fernandeano Tataviam Band of Mission Indians.

On April 6, 2022, notification was mailed to 10 Tribes that are traditionally and culturally affiliated with the geographic area associated with the proposed project. On April 8, 2022, Planning staff received a request for consultation from the Gabrielino Band of Mission Indians - Kizh Nation. Consultation was scheduled to begin on June 7, 2022, when the Tribe corresponded with Planning staff and stated their decision to defer to the San Fernando Band of Mission Indians. (The San Fernando Band of Mission Indians did not respond to the notification mailed on April 6, 2022.)

On April 18, 2022, Planning staff received a request for consultation from the Fernandeano Tataviam Band of Mission Indians. At that time, the Tribe also requested Project excavation plans, a Geotechnical Report, Sacred Lands File, and Cultural Resources Report. On April 19, 2022, Planning staff responded to the Tribe and sent the following available information: grading plans, January 22, 2021 Geotechnical Report prepared by SASSAN Geosciences, Inc., and February 25, 2021 LADBS Geology and Soils Report Approval Letter. On April 26, 2022, Planning staff and the Tribe came to agreement regarding the conditions of inadvertent discovery included herein as mitigation, and consultation was closed.

On May 2, 2022, Planning staff received a request for consultation from the Gabrielino Tongva Tribe. The consultation began on May 3, 2022 with a representative from the Gabrielino Tongva Tribe/Gabrielino Tongva Nation. At that time, the Tribal representative expressed concern that site demolition had taken place without a monitor present, which may have caused cultural resources to be overlooked. The Tribal representative stated the need to conduct additional research on the site and surrounding area. Planning staff agreed to send the Tribe a copy of the City's standard mitigation monitoring measure and conditions of inadvertent discovery, which were emailed on May 3, 2022. On May 26, 2022, Planning staff received an email stating that Gabrielino Tongva Tribe has no specific concerns or comments. The Tribe is of the opinion that the property has very low potential for discovery of tribal cultural resources, and concluded AB 52 consultation.

With the mitigations herein, impacts to Tribal Cultural Resources are expected to be less than significant.

MM-TCR-1. Tribal Cultural Resource Inadvertent Discovery. In the event that objects or artifacts that may be tribal cultural resources are encountered during the course of any ground disturbance activities (excavating, digging, trenching, plowing, drilling, tunneling, quarrying, grading, leveling, removing peat, clearing, driving posts, augering, backfilling, blasting, stripping topsoil or a similar activity), all such activities shall temporarily cease on the project site until the potential tribal cultural resources are properly assessed and addressed pursuant to the process set forth below:

- Upon a discovery of a potential tribal cultural resource, the Applicant 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 including the Fernandeano Tataviam Band of Mission Indians; (2) and the Department of City Planning at (818) 374-9919.

- If the City determines, pursuant to Public Resources Code Section 21074 (a)(2), that the object or artifact appears to be tribal cultural resource, the City shall provide any effected tribe a reasonable period of time, not less than 30 days, to conduct a site visit and make recommendations to the Applicant and the City regarding the monitoring of future ground disturbance activities, as well as the treatment and disposition of any discovered tribal cultural resources.
- The Applicant shall implement the tribe's recommendations if a qualified archaeologist and by a culturally affiliated tribal monitor, both retained by the City and paid for by the Applicant, reasonably concludes that the tribe's recommendations are reasonable and feasible.
- The Applicant shall submit a tribal cultural resource monitoring plan to the City that includes all recommendations from the City and any effected tribes that have been reviewed and determined by the qualified archaeologist and by a culturally affiliated tribal monitor to be reasonable and feasible. The Applicant shall not be allowed to recommence ground disturbance activities until this plan is approved by the City.
- If the Applicant does not accept a particular recommendation determined to be reasonable and feasible by the qualified archaeologist or by a culturally affiliated tribal monitor, the Applicant may request mediation by a mediator agreed to by the Applicant and the City who has the requisite professional qualifications and experience to mediate such a dispute. The Applicant shall pay any costs associated with the mediation.
- The Applicant may recommence ground disturbance activities outside of a specified radius of the discovery site, so long as this radius has been reviewed by the qualified archaeologist and by a culturally affiliated tribal monitor and determined to be reasonable and appropriate.
- 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.

MM-TCR-2: In the event that 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 shall assess the find. Work on the portions of the Projects outside of the buffered area may continue during this assessment period. The Fernandeano Tataviam Band of Mission Indians (FTBMI) shall be contacted regarding 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, so as to provide Tribal input with regards to significance and treatment.

MM-TCR-3: Should the find be deemed significant, as defined by CEQA (as amended, 2015), the Project applicant shall retain a professional Native American monitor procured by the Fernandeano Tataviam Band of Mission Indians to observe all remaining ground-disturbing activities including, but not limited to, excavating, digging, trenching, plowing, drilling, tunneling, quarrying, grading,

leveling, clearing, driving posts, auguring, blasting, stripping topsoil or similar activity, and archaeological work.

MM-TCR-4: The Lead Agency and/or applicant shall, in good faith, consult with the Fernandefio Tataviam Band of Mission Indians on the disposition and treatment of any Tribal Cultural Resource encountered during all ground disturbing activities.

b) 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: 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?

Less Than Significant With Mitigation. See discussion above.

MM-TCR-1, MM-TCR-2, MM-TCR-3, MM-TCR-4

XIX. UTILITIES AND SERVICE SYSTEMS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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?

Less Than Significant Impact. A significant impact may occur if the project would require or result in the relocation or construction of water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunication facilities to such a degree that the construction or relocation of which would cause significant environmental effects. The subject property is located in an established neighborhood of Encino that has long been developed and urbanized. ZIMAS shows the project site on a watercourse; however, per communication with BOE (April 7, 2021), there is no longer a watercourse on the site. The topographic survey provided by the applicant shows a 5 foot wide public utility easement along the western boundary of the site. The applicant provided documentation to show that an electronic clearance was obtained to construct the swimming pool and retaining walls (see Exhibit D). The project is entirely consistent with the applicable City long-range and development plans, which have accounted for any potential project impacts on utility capacity and infrastructure. In addition, the project will comply with all applicable regulations regarding energy usage and discharge, per the requirements of the applicable managing utility departments/agencies. Therefore, the project will have a less than significant impact on the relocation or construction of new or expanded utility facilities.

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Less Than Significant Impact. A significant impact would occur if the proposed project would increase water consumption or wastewater generation to such a degree that the capacity of facilities currently serving the project site would be exceeded. The Los Angeles Department of Water and Power (LADWP) conducts water planning based on forecast population growth. The project would be consistent with Citywide growth, and therefore, the project demand for water is not anticipated to require new water supply entitlements and/or require the expansion of existing or construction of new water treatment facilities beyond those already in the LADWP 2015 Urban Water Management Plan (UWMP). Prior to any construction activities, the project applicant would be required to coordinate with the City of Los Angeles Bureau of Sanitation (BOS) to determine the exact wastewater conveyance requirements of the proposed project, and any upgrades to the wastewater lines in the vicinity of the project site that are needed to adequately serve the proposed project would be undertaken as part of the project. Therefore, the proposed project would have less than significant impact related to water supplies.

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?

Less Than Significant Impact. A significant impact may occur if the amount of wastewater that the project would generate would exceed the capacity of the existing wastewater treatment provider. It is unlikely that the proposed single-family dwelling, accessory dwelling unit, and accessory living quarters would generate substantial increase in demand that would exceed the capacity of the existing wastewater treatment system. In addition, all wastewater from the project will be treated in accordance with the requirements of the Los Angeles Regional Water Quality Control Board. The project is entirely consistent with the applicable City long-range and development plans and projected growth, and thus alone will not likely exceed the capacity of the existing system. Prior to any construction activities, the applicant will be required to coordinate with the Los Angeles Bureau of Sanitation to determine the exact wastewater conveyance requirements of the proposed project. Any upgrades to the wastewater infrastructure in the vicinity of the project site that are needed to adequately serve the proposed project would be undertaken as a part of the development. Therefore, the project will have a less than significant impact on wastewater capacity.

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?

Less Than Significant Impact. A significant impact may occur if the amount of solid waste that the project would generate would exceed the capacity of existing infrastructure. The Los Angeles Bureau of Sanitation and private waste management companies are responsible for the collection, disposal, and recycling of solid waste within the City, including the project site. The entire Southern California region is served by an extensive network of landfills and other waste disposal methods. Although the project proposes to slightly intensify the existing residential use on the subject property, it is unlikely to generate such a substantial increase in waste that would exceed the capacity of the existing waste disposal system. The project will comply with all applicable federal, State, and local regulations involving solid waste. Therefore, the project will have a less than significant impact on the generation of solid waste.

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Less Than Significant Impact. A significant impact may occur if the project would conflict with any statutes and regulations governing solid waste. The Los Angeles Bureau of Sanitation and private waste management companies are responsible for the collection, disposal, and recycling of solid waste within the City, including the project site. The entire Southern California region is served by an extensive network of landfills and other waste disposal methods. Given the project scope of work, it is unlikely that the project would generate such a substantial increase in waste that would exceed the capacity of the existing waste disposal system. The project will comply with all applicable federal, State, and local regulations involving solid waste. Therefore, the project will have a less than significant impact on statutes and regulations governing solid waste.

XX. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

Less Than Significant Impact. A significant impact may occur if a project were to interfere with roadway operations used in conjunction with an emergency response plan or emergency evacuation plan or would generate traffic congestion that would interfere with the execution of such a plan.

There are no other critical facilities and lifeline systems in the immediate vicinity of the project site. Hayvenhurst Avenue is not identified as a disaster routes by the City of Los Angeles as shown in the City of Los Angeles, Safety Element of the Los Angeles City General Plan, Critical Facilities and Lifeline Systems, Exhibit H (November 1996.) Additionally, Los Angeles County does not designate Hayvenhurst Avenue as a disaster route (Los Angeles County Department of Public Works, Disaster Route Maps). The project site is approximately 1 mile south of Ventura Boulevard, which is designated by the City as a selected disaster route that may be utilized for evacuation during an emergency. The project constitutes a private development located on private land and does not propose alteration to the public rights-of-way. No full road closures along Hayvenhurst Avenue, which provides access to Ventura Boulevard from the project site, are anticipated during the construction and haul route phases. However, if lane closures are necessary to local streets adjacent to the project site, the remaining travel lanes would be maintained in accordance with standard construction management plans that would be implemented to ensure adequate emergency access and circulation. With regard to operation, the project would comply with access requirements from the Los Angeles Fire Department (LAFD) and would not impede emergency access within the project vicinity. The project's driveway and internal circulation would be designed to incorporate all applicable City Building Code and Fire Code requirements regarding site access, including providing adequate emergency vehicle access. Therefore, through compliance with applicable provisions of the Fire Code, the project would not cause an impediment along the City's designated disaster routes or impair the implementation of the City's emergency response plan. Impacts related to the implementation of the City's emergency response plan would be less than significant, and no mitigation measures would be required.

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

Less Than Significant With Mitigation. A significant impact would occur if the proposed project, due to slope, prevailing winds, and other factors, exacerbate wildfire risks and expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. As shown on ZIMAS, the project site is located in a Very High Fire Severity Zone and a Hillside Area, which is subject to wildfires. The project site is also located in a Mountain Fire District, as shown in the City of Los Angeles, Safety Element of the Los Angeles City General Plan, Critical Facilities and Lifeline Systems, Exhibit H (November 1996.) According to ZIMAS, the site is not located within a Very High Wind Velocity Area. The addition of one new single-family residential dwelling unit, accessory living quarters, accessory dwelling unit, and associated improvements will have the potential to expose residents to the risk of wildfires. The proposed project would be designed and constructed in accordance with State and local Building and Fire Codes, including installing sprinklers and planting fire resistant landscaping as appropriate, to reduce the potential for exposure of people or structures to wildfires to the maximum extent possible. The project site and

new construction will be required to comply with the Building Code and the Brush Clearance Requirements of the Fire Code. With the addition of mitigation measures, the impact of a possible spread of a wildfire and exposure to pollutants would be less than significant.

MM-FIRE-1. WILDFIRE

- All landscaping shall use fire-resistant plants and materials. A list of such plants is available from the contact Brush Clearance Unit, 6262 Van Nuys Blvd., Room 451, Van Nuys 91401, (800) 994-4444.
- The brush in the area adjacent to the proposed development shall be cleared or thinned periodically under supervision to the Los Angeles City Fire Department to reduce the risk of brush fires spreading to the home.

c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

Less Than Significant Impact. A significant impact may occur if a project would require the installation or maintenance of associated infrastructure that may exacerbate fire risks or that may result in temporary or ongoing impacts to the environment.

The project would involve the construction of new structures in an improved area of the City of Los Angeles. The topographic survey provided by the applicant shows a 5 foot wide public utility easement along the western boundary of the site. No roads, fuel breaks, or emergency water sources would be installed or maintained. Installation of any required power lines or other utilities would be done in a manner consistent with other construction projects typical of urban development requiring connection to the existing utility grid and infrastructure and in accordance with applicable City building codes and utility provider policies and would not exacerbate fire risk. Hydrants, water lines, and water tanks would be installed per Fire Code requirements. In addition, the LAFD would review the plans for compliance with applicable City Fire Code, California Fire Code, City of Los Angeles Building Code, and National Fire Protection Association standards, thereby ensuring that the project would not create any undue fire hazard. Automatic fire sprinkler systems are also required for the proposed land uses as part of the project. Compliance with all building code, developmental regulations, and utility providers requirements and policies would result in less than significant fire impacts due to the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities).

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?

Less Than Significant Impact. A significant impact may occur if a project were to expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope stability, or drainage changes. The project would be required to comply with all developmental regulations and City building codes with regard to fire safety. The applicant is proposing to provide two retaining walls that would protect people and structures from risks associated with post-fire slope instability. With regulatory compliance measures and mitigation measures requested within this section and elsewhere herein, impacts would be less than significant.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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?

Less Than Significant Impact. Based on the analysis of this Initial Study and as mitigated, the proposed project would not have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal. Implementation of the mitigation measures identified and compliance with existing regulations would reduce impacts to less than significant levels.

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)?

Less Than Significant Impact. A significant impact may occur if the proposed project, in conjunction with the related products, would result in impacts that are less than significant when viewed separately but significant when viewed together. Although projects may be constructed in the project vicinity, the cumulative impacts to which the proposed project would contribute would be less than significant. Implementation of the mitigation measures identified would reduce cumulative impacts to less than significant levels.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Less Than Significant Impact. A significant impact may occur if the proposed project has the potential to result in significant impacts, as discussed in the preceding sections. All potential impacts of the proposed project have been identified, and mitigation measures have been prescribed, where applicable, to reduce all potential impacts to less than significant levels. Upon implementation of mitigation measures identified and compliance with existing regulations, the proposed project would not have the potential to result in substantial adverse impacts on human beings either directly or indirectly.

4 PREPARERS AND PERSONS CONSULTED

Environmental Sciences Associates, Inc. (ESA)

SASSAN GEOSCIENCES, INC.,

5 REFERENCES, ACRONYMS AND ABBREVIATIONS

ACM - asbestos-containing materials

AQMP – Air Quality Management Plan

BMP – Best Management Practices

BOS – City of Los Angeles Bureau of Sanitation

CARB – California Air Resources Board

CDFW – California Department of Fish and Wildlife

CEQA – California Environmental Quality Act

CFGC – California Fish and Game Code

CMP – Congestion Management Program

DTSC – California Department of Toxic Substances Control

FMMP – Farmland Mapping and Monitoring Program

GHG – greenhouse gasses

LADBS – Los Angeles Department of Building and Safety

LADOT – Los Angeles Department of Transportation

LADWP – Los Angeles Department of Water and Power

LAFD – Los Angeles Fire Department

LAGBC – Los Angeles Green Building Code

LAMC – Los Angeles Municipal Code

LAPD – Los Angeles Police Department

LBP – lead-based paint

LESA - Land Evaluation and Site Assessment

LID – low impact development

LST – localized significance thresholds

MBTA – Migratory Bird Treaty Act

Metro – Los Angeles County Metropolitan Transportation Authority

MND – Mitigated Negative Declaration

NAHC – Native American Heritage Commission

PRC – California Public Resources Code

RAP – Los Angeles Department of Recreation and Parks

REC – Recognized Environmental Condition

RTP – Regional Transportation Plan

SCAG – Southern California Association of Governments

SCAQMD – South Coast Air Quality Management District

SCCIC - Central Coastal Information Center

SCS – Sustainable Communities Strategy

TDP - Treatment and Disposition Plan

UBC – Uniform Building Code

USFWS – U.S. Fish and Wildlife Services