Date: April 20, 2009

To: Los Angeles City Council

RE: REVISIONS TO ENV-2005-9337-MND-REC, 2400 ALLESANDRO AVE., SILVER LAKE-ECHO PARK-ELYSIAN VALLEY COMMUNITY PLAN AREA.

The Department of City Planning has issued a Reconsideration of the previously issued Mitigated Negative Declaration (ENV-2005-9337-MND-REC1) for a project described as:

A Vesting Tentative Tract Map for a Small Lot Subdivision with 15 individual single-family dwellings and one parcel reserved for open space. An additional entitlement is required requesting a Zone Change from R1-1VL to RD5-1VL. Haul Route Approval is also being requested.

Biological Assessment

Based upon a biological assessment of the site, it has been determined that even though no endangered species have been found on the site at this time, the site does have the potential for Burrowing Owls and/or other migratory birds to exist on site. For this reason, the following Mitigation Measures have been added to the Mitigated Negative Declaration as well as the supporting biological assessment.

As discussed above, the burrowing owl has some potential to nest on the project site. Additionally, burrowing owls could also occupy onsite burrows as a winter migrant. The implementation of the avoidance measures listed below would prevent the loss of any special-status bird species from occurring. Additionally, the implementation of these measures would also ensure compliance with the Migratory Bird Treaty Act and California Fish and Game Code, which protect active nests of all native bird species.

Mitigation Measure 1 – Avoidance of Nesting Birds. To avoid impacting nesting birds during project construction, including migratory birds and raptors, one of the following must be implemented:

- Conduct vegetation removal from September 1st through January 31st, when birds are not nesting. If construction must occur during nesting season

(which is generally February 1st through September 1st), initiate grading activities prior to the breeding season and keep disturbance activities constant throughout the breeding season to prevent birds from establishing nests in surrounding habitat (in order to avoid possible nest abandonment); if there is a lapse in activities of more than five days, pre-construction surveys shall be necessary as described in the bullet below.

- OR -

- Conduct pre-construction surveys for nesting birds if vegetation removal or grading is initiated during the nesting season (which is generally February 1st through September 1st). A qualified wildlife biologist shall conduct weekly pre-construction bird survey no more than 30 days prior to initiation of grading to provide confirmation on presence or absence of active nests in the vicinity (at least 300 to 500 feet around the individual construction site, as access allows). The last survey should be conducted no more than three days prior to the initiation of clearance/construction work. If active nests are encountered, clearing and construction in the vicinity of the nest shall be deferred until the young birds have fledged and there is no evidence of a second attempt at nesting. A minimum exclusion buffer of 300 feet (500 feet for raptor nests) or as determined by a qualified biologist, shall be maintained during construction depending on the species and location. The perimeter of the nest-setback zone shall be fenced or adequately demarcated with staked flagging at 20-foot intervals, and construction personnel and activities restricted from the area. Construction personnel should be instructed on the sensitivity of the area. A survey report by the qualified biologist documenting and verifying compliance with the mitigation and with applicable state and federal regulations protecting birds shall be submitted to the City. The qualified biologist shall serve as a construction monitor during those periods when construction activities would occur near active nest areas to ensure that no inadvertent impacts on these nests would occur.

Mitigation Measure 2 – Exclusion of Burrowing Owls. Prior to construction activities occurring during the non-nesting season of burrowing owl (typically September through January), a qualified biologist would conduct a clearance survey for wintering burrowing owls. The survey would be conducted no more than 14 days prior to commencement of earth moving activities. If non-breeding burrowing owls are observed within the disturbance footprint, they would be excluded from all occupied burrows in accordance with CDFG protocols (CDFG 1995). Specifically, exclusion devices, utilizing one-way doors, would be installed in the entrance of all active burrows. The devices will be left in the

burrows for at least 48 hours to ensure that all owls have been excluded from the burrows. Each of the burrows would then be excavated by hand and refilled to prevent reoccupation. Exclusion shall continue until the owls have been successfully excluded from the site, as determined by a qualified biologist.

Tree Removal

Additionally, mitigation measure MM-6 regarding the replacement of trees shall be amended to read as follows:
The plan shall contain measures recommended by the tree expert for the preservation of as many trees as possible. Mitigation measures such as replacement by a minimum of 24-inch box trees in the parkway and on the site on a 1:1 basis shall be required for the unavoidable loss of significant trees on site. A significant tree shall be defined as any tree having a diameter equal to or greater than eight inches at breast height (48").
Protected trees as defined by ord.177404 shall be replaced at a ratio of 2:1 with 36-inch box trees and to the satisfaction of the Urban Forestry Division of the Bureau of Street Services and the decision maker. To the greatest extent feasible, a preservation first, transplant second option is to be the preferred option over tree replacement in the landscape plan.

Grading

"In response to comments received regarding grading issues, the Department of Planning, after consultation with the Grading Section of the Los Angeles Department of Building and Safety, hereby clarifies that, in addition to complying with Chapter IX, Division 70 of the Los Angeles Municipal Code, all grading of the site must comply with the standards set forth in Information Bulletin Nos. P/BC 2002-049 and P/BC 2002-050, copies of which are attached hereto."

Rim of the Valley Corridor

Based upon maps produced by the Department of City Planning staff (see attached), it has been determined that the proposed Rim of the Valley Corridor only touches upon the proposed project site tangentially and would not be blocked in any way by the proposed project.

Recirculation

Pursuant to CEQA Guidelines 15073.5, due to a new potentially significant impact that was not previously discussed, a 30-day recirculation period is required. Mitigation measures have been incorporated which will reduce this potentially significant impact to less than significant levels.

Sincerely,

S.Gail Goldberg
Director
Department of City Planning

Hadar Plafkin
City Planner

HP

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

PROPOSED MITIGATED NEGATIVE DECLARATION

LEAD CITY AGENCY	**COUNCIL DISTRICT**
LOS ANGELES CITY PLANNING DEPARTMENT	13
PROJECT TITLE	**CASE NO.**
ENV-2005-9337-MND	VTT-62900

PROJECT LOCATION
2400 ALLESANDRO AVENUE; SILVER LAKE-ECHO PARK-ELYSIAN VALLEY

PROJECT DESCRIPTION
VESTING TENTATIVE TRACT FOR 14 SINGLE FAMILY LOTS. THE PROJECT SITE IS 3.08 ACRES IN THE R1-1VL ZONE.

NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY
HENRY NUNEZ REAL ESTATE CO, INC.
11 E. HUNTINGTON DRIVE
ARCADIA, CA 91006

FINDING:

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

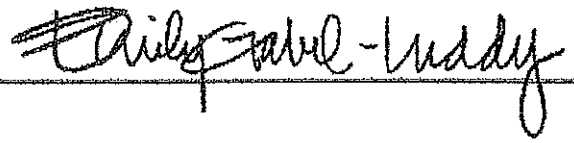
(CONTINUED ON PAGE 2)

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

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

THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.

NAME OF PERSON PREPARING THIS FORM	**TITLE**	**TELEPHONE NUMBER**
JOEY VASQUEZ	CITY PLANNING ASSOCIATE	(213) 978-1352

ADDRESS	**SIGNATURE (Official)**	**DATE**
200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA. 90012		02/22/2006

CALIFORNIA DEPARTMENT OF FISH AND GAME
CERTIFICATE OF FEE EXEMPTION

De Minimis Impact Finding

PROJECT TITLE (INCLUDING ITS COMMON NAME, IF ANY)

TRACT/PARCEL MAP NO. VTT-62900 **MND NO.** ENV-2005-9337-MND

ZA NO.

PROJECT DESCRIPTION: VESTING TENTATIVE TRACT FOR 14 SINGLE FAMILY LOTS. THE PROJECT SITE IS 3.08 ACRES IN THE R1-1VL ZONE.

PROJECT ADDRESS: 2400 ALLESANDRO AVENUE; SILVER LAKE-ECHO PARK-ELYSIAN VALLEY

APPLICANT NAME: HENRY NUNEZ REAL ESTATE CO., INC.

APPLICANT ADDRESS: 11 E. HUNTINGTON DRIVE
ARCADIA, CA 91006

FINDINGS OF EXEMPTIONS

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

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

CERTIFICATION

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

CHIEF PLANNING OFFICIAL: EMILY GABEL	**SIGNATURE:**
DATE OF PREPARATION: 01/13/2006	**PRINT NAME:** JOEY VASQUEZ

I b1. 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 level of insignificance by the following measures:

- Grading shall be kept to a minimum.
- Natural features, such as prominent knolls or ridge lines, shall be preserved.
- The project shall comply with the City's Hillside Development Guidelines.

IV e. Tree Removal (Locally Designated Species-Oak Trees)

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

- Prior to the issuance of a grading permit or building permit, the applicant shall submit a tree report and landscape plan prepared by a Municipal Code-designated oak tree expert as designated by LAMC Ordinance No. 153,478, for approval by the decision maker and the Street Tree Division of the Bureau of Street Services.
- A minimum of two oak trees (a minimum of 48 inch box in size) shall be planted for each one that is removed. The canopy of the oak trees planted shall be in proportion to the canopies of the oak trees removed per Ordinance No. 153,478, and to the satisfaction of the Street Tree Division of the Bureau of Street Services and the decision maker.
- Note: All oak tree removals shall be approved by the Board of Public Works on sites more than one acre in size. Contact: Street Tree Division at: 213-485-5675.

IV f. Tree Removal (Non-Oaks)

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 level of insignificance by the following measures:

- Prior to the issuance of a grading permit or building permit, a plot plan prepared by a reputable tree expert, indicating the location, size, type, and condition of all existing trees on the site shall be submitted for approval by the decision maker and the Street Tree Division of the Bureau of Street Services. All trees in the public right-of-way shall be provided per the current Street Tree Division standards.
- The plan shall contain measures recommended by the tree expert for the preservation of as many trees as possible. Mitigation measures such as replacement by a minimum of 24-inch box trees in the parkway and on the site, on a 1:1 basis, shall be required for the unavoidable loss of desirable trees on the site, and to the satisfaction of the Street Tree Division of the Bureau of Street Services and the decision maker.
- The genus or genera of the tree(s) shall provide a minimum crown of 30'- 50'. Please refer to City of Los Angeles Landscape Ordinance (Ord. No.170,978), Guidelines K - Vehicular Use Areas.
- Note: Removal of all trees in the public right-of-way shall require approval of the Board of Public Works. Contact: Street Tree Division at: 213-485-5675.

IV g. Bonding (Oak Tree Survival)

The applicant shall post a cash bond or other assurances acceptable to the Bureau of Engineering in consultation with the Street Tree 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.

- 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 Street Tree Division that the oak trees were properly replaced, the date of the replacement and the survival of the replacement trees for a period of three years.

VI aii. Seismic

Environmental impacts may result to the safety of future occupants due to the project's location in an area of potential seismic activity. However, this potential impact will be mitigated to a level of insignificance by the following measure:

- The design and construction of the project shall conform to the Uniform Building Code seismic standards as approved by the Department of Building and Safety.

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

Environmental impacts may result from the visual alteration of natural landforms due to grading. However, this impact will be mitigated to a level of insignificance by designing the grading plan to conform with theCity's Landform Grading Manual guidelines, subject to approval by the Advisory Agency and the Department of Building and Safety's Grading Division.

(CONTINUED ON NEXT PAGE)

- Short-term air quality, grading and noise impacts may result from the construction of the proposed project. However, these impacts can be mitigated to a level of insignificance by the following measures:
- **Air Quality**
- All unpaved demolition and construction areas shall be wetted at leasttwice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
- The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
- All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- All clearing, grading, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- **Noise**
- The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- The project shall comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.
- **Grading**
- Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. All grading activities require grading permits from the Department of Building and Safety. Additional provisions are required for grading activities within Hillside areas. The application of BMPs includes but is not limited to the following mitigation measures:
- Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), diversion dikes shall be constructed to channel runoff around the site. Channels shall be lined with grass or roughened pavement to reduce runoff velocity.
- Appropriate erosion control and drainage devices shall be provided to the satisfaction of the Building and Safety Department. These measures include interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned.
- Stockpiles and excavated soil shall be covered with secured tarps or plastic sheeting.
- **General Construction**
- Sediment carries with it other work-site pollutants such as pesticides, cleaning solvents, cement wash, asphalt, and car fluids that are toxic to sea life.
- All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete; wood, and vegetation. Non recyclable materials/wastes shall be taken to an appropriate landfill. Toxic wastes shall be discarded at a licensed regulated disposal site.
- Leaks, drips and spills shall be cleaned up immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
- Pavement shall not be hosed down at material spills. Dry cleanup methods shall be used whenever possible.
- Dumpsters shall be covered and maintained. Place uncovered dumpsters under a roof or cover with tarps or plastic sheeting.
- Where truck traffic is frequent, gravel approaches shall be used to reduce soil compaction and limit the tracking of sediment into streets.

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- All vehicle/equipment maintenance, repair, and washing shall be conducted away from storm drains. All major repairs shall be conducted off-site. Drip pans or drop clothes shall be used to catch drips and spills.

VIII c1. Single Family/Multi Family Hillside Dwelling

Environmental impacts may result from erosion of sloped hillsides carrying sediments into the stormwater drainage channels. However, the potential impacts will be mitigated to a level of insignificance by incorporating stormwater pollution control measures. Ordinance No. 172,176 and Ordinance No. 173,494 specify Stormwater and Urban Runoff Pollution Control which requires the application of Best Management Practices (BMPs). Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. Applicants must meet the requirements of the Standard Urban Stormwater Mitigation Plan (SUSMP) approved by Los Angeles Regional Water Quality Control Board, including the following: (A copy of the SUSMP can be downloaded at: http://www.swrcb.ca.gov/rwqcb4/).

- Project applicants are required to implement stormwater BMPs to retain or treat the runoff from a storm event producing 3/4 inch of rainfall in a 24 hour period. The design of structural BMPs shall be in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard is required.
- Post development peak stormwater runoff discharge rates shall not exceed the estimated pre-development rate for developments where the increase peak stormwater discharge rate will result in increased potential for downstream erosion.
- Concentrate or cluster development on portions of a site while leaving the remaining land in a natural undisturbed condition.
- Limit clearing and grading of native vegetation at the project site to the minimum needed to build lots, allow access, and provide fire protection.
- Maximize trees and other vegetation at each site by planting additional vegetation, clustering tree areas, and promoting the use of native and/or drought tolerant plants.
- Cut and fill slopes in designated hillside areas shall be planted and irrigated to prevent erosion, reduce run-off velocities and to provide long-term stabilization of soil. Plant materials include: grass, shrubs, vines, ground covers, and trees.
- Incorporate appropriate erosion control and drainage devices, such as interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code. Protect outlets of culverts, conduits or channels from erosion by discharge velocities by installing a rock outlet protection. Rock outlet protection is a physical devise composed of rock, grouted riprap, or concrete rubble placed at the outlet of a pipe. Install sediment traps below the pipe outlet. Inspect, repair, and maintain the outlet protection after each significant rain.
- Any connection to the sanitary sewer must have authorization from the Bureau of Sanitation.
- All storm drain inlets and catch basins within the project area must be stenciled with prohibitive language (such as NO DUMPING - DRAINS TO OCEAN) and/or graphical icons to discourage illegal dumping.
- Signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, must be posted at public access points along channels and creeks within the project area.
- Legibility of stencils and signs must be maintained.
- Materials with the potential to contaminate stormwater must be: (1) placed in an enclosure such as, but not limited to, a cabinet, shed, or similar structure that prevent contact with runoff spillage to the stormwater conveyance system; or (2) protected by secondary containment structures such as berms, dikes, or curbs.
- The storage area must be paved and sufficiently impervious to contain leaks and spills.
- The storage area must have a roof or awning to minimize collection of stormwater within the secondary containment area.
- The owner(s) of the property will prepare and execute a covenant and agreement (Planning Department General form CP-6770) satisfactory to the Planning Department binding the owners to post construction maintenance on the structural BMPs in accordance with the Standard Urban Stormwater Mitigation Plan and or per manufacturer's instructions.

XIII a. Public Services (Fire)

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

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

XIII c1. Public Services (Schools)

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

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

XIV a. Recreation (Increase Demand For Parks Or Recreational Facilities)

Environmental impacts may result from project implementation due to insufficient parks and/or recreational facilities. However, the potential impact will be mitigated by the following measure:

- Per Section 17. 12-A of the LA Municipal Code, the applicant shall pay the applicable Quimby fees for the construction of condominiums, or Recreation and Park fees for construction of apartment buildings.

XVII d. End

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

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

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CITY OF LOS ANGELES

OFFICE OF THE CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

INITIAL STUDY
and CHECKLIST

(CEQA Guidelines Section 15063)

LEAD CITY AGENCY: LOS ANGELES CITY PLANNING DEPARTMENT	**COUNCIL DISTRICT:** 13	**DATE:** 01/20/2006
RESPONSIBLE AGENCIES: LOS ANGELES CITY PLANNING DEPARTMENT		
ENVIRONMENTAL CASE: ENV-2005-9337-MND	**RELATED CASES:** VTT-62900	
PREVIOUS ACTIONS CASE NO.:	☐ Does have significant changes from previous actions. ☐ Does NOT have significant changes from previous actions	
PROJECT DESCRIPTION: SUBDIVISON FOR THE PURPOSE OF BUILDING 14 SINGLE FAMILY DWELLING UNITS		
ENV PROJECT DESCRIPTION: VESTING TENTATIVE TRACT FOR 14 SINGLE FAMILY LOTS. THE PROJECT SITE IS 3.08 ACRES IN THE R1-1VL ZONE.		
ENVIRONMENTAL SETTINGS: THE SUBJECT PROPERTY IS A SLOPING, IRREGULAR-SHAPED, THROUGH, PARCEL OF LAND, CONSISTING OF THREE LOTS, HAVING FRONTAGES ON ALLESANDRO STREET, MODJESKA STREET, AND EL MORAN STREET. SURROUNDING PROPERTIES ARE CLASSIFIED IN THE R1-1VL AND RD2-1VL ZONES, AND ARE EITHER DEVELOPED WITH SINGLE-FAMILY DWELLINGS OR ARE VACANT LAND.		
PROJECT LOCATION: 2400 ALLESANDRO AVENUE; SILVER LAKE-ECHO PARK-ELYSIAN VALLEY		
COMMUNITY PLAN AREA: SILVER LAKE - ECHO PARK - ELYSIAN VALLEY **STATUS:** ☐ Preliminary ☑ Does Conform to Plan ☐ Proposed ☐ Does NOT Conform to Plan ☑ UPDATED 08/11/2004	**AREA PLANNING COMMISSION:** EAST LOS ANGELES	**CERTIFIED NEIGHBORHOOD COUNCIL:** GREATER ECHO PARK ELYSIAN
EXISTING ZONING: R1-1VL	**MAX. DENSITY ZONING:** 5,000 SQ. FT./DU	
GENERAL PLAN LAND USE: LOW RESIDENTIAL	**MAX. DENSITY PLAN:** 6.5 (4+ TO 9) DU/NET ACRE	
	PROPOSED PROJECT DENSITY:	

Determination (To Be Completed By Lead Agency)

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☑ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions on the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature	CITY PLANNING ASSOCIATE	(213) 978-1352
	Title	Phone

Evaluation Of Environmental Impacts:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less that significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of a mitigation measure has reduced an effect from "Potentially Significant Impact" to "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analysis," cross referenced).
5. Earlier analysis must be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR, or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:
   a. Earlier Analysis Used. Identify and state where they are available for review.
   b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
   c. Mitigation Measures. For effects that are "Less Than Significant With Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated
7. Supporting Information Sources: A sources list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whichever format is selected.
9. The explanation of each issue should identify:
    a. The significance criteria or threshold, if any, used to evaluate each question; and
    b. The mitigation measure identified, if any, to reduce the impact to less than significance.

Environmental Factors Potentially Affected:

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

✓ AESTHETICS	✓ HAZARDS AND HAZARDOUS MATERIALS	✓ PUBLIC SERVICES
☐ AGRICULTURAL RESOURCES	✓ HYDROLOGY AND WATER QUALITY	✓ RECREATION
✓ AIR QUALITY	☐ LAND USE AND PLANNING	☐ TRANSPORTATION/CIRCULATION
✓ BIOLOGICAL RESOURCES	☐ MINERAL RESOURCES	☐ UTILITIES
☐ CULTURAL RESOURCES	✓ NOISE	☐ MANDATORY FINDINGS OF SIGNIFICANCE
✓ GEOLOGY AND SOILS	☐ POPULATION AND HOUSING	

INITIAL STUDY CHECKLIST (To be completed by the Lead City Agency)

Background

PROPONENT NAME:
HENRY NUNEZ REAL ESTATE CO, INC.

PHONE NUMBER:
(626) 254-0524

APPLICANT ADDRESS:
11 E. HUNTINGTON DRIVE
ARCADIA, CA 91006

AGENCY REQUIRING CHECKLIST:
DEPARTMENT OF CITY PLANNING

DATE SUBMITTED:
01/20/2006

PROPOSAL NAME (if Applicable):

		Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
I. AESTHETICS					
a.	HAVE A SUBSTANTIAL ADVERSE EFFECT ON A SCENIC VISTA?		✓		
b.	SUBSTANTIALLY DAMAGE SCENIC RESOURCES, INCLUDING, BUT NOT LIMITED TO, TREES, ROCK OUTCROPPINGS, AND HISTORIC BUILDINGS, OR OTHER LOCALLY RECOGNIZED DESIRABLE AESTHETIC NATURAL FEATURE WITHIN A CITY-DESIGNATED SCENIC HIGHWAY?				✓
c.	SUBSTANTIALLY DEGRADE THE EXISTING VISUAL CHARACTER OR QUALITY OF THE SITE AND ITS SURROUNDINGS?		✓		
d.	CREATE A NEW SOURCE OF SUBSTANTIAL LIGHT OR GLARE WHICH WOULD ADVERSELY AFFECT DAY OR NIGHTTIME VIEWS IN THE AREA?				✓
II. AGRICULTURAL RESOURCES					
a.	CONVERT PRIME FARMLAND, UNIQUE FARMLAND, OR FARMLAND OF STATEWIDE IMPORTANCE, AS SHOWN ON THE MAPS PREPARED PURSUANT TO THE FARMLAND MAPPING AND MONITORING PROGRAM OF THE CALIFORNIA RESOURCES AGENCY, TO NON-AGRICULTURAL USE?				✓
b.	CONFLICT THE EXISTING ZONING FOR AGRICULTURAL USE, OR A WILLIAMSON ACT CONTRACT?				✓
c.	INVOLVE OTHER CHANGES IN THE EXISTING ENVIRONMENT WHICH, DUE TO THEIR LOCATION OR NATURE, COULD RESULT IN CONVERSION OF FARMLAND, TO NON-AGRICULTURAL USE?				✓
III. AIR QUALITY					
a.	CONFLICT WITH OR OBSTRUCT IMPLEMENTATION OF THE SCAQMD OR CONGESTION MANAGEMENT PLAN?				✓
b.	VIOLATE ANY AIR QUALITY STANDARD OR CONTRIBUTE SUBSTANTIALLY TO AN EXISTING OR PROJECTED AIR QUALITY VIOLATION?				✓
c.	RESULT IN A CUMULATIVELY CONSIDERABLE NET INCREASE OF ANY CRITERIA POLLUTANT FOR WHICH THE AIR BASIN IS NON-ATTAINMENT (OZONE, CARBON MONOXIDE, & PM 10) UNDER AN APPLICABLE FEDERAL OR STATE AMBIENT AIR QUALITY STANDARD?				✓
d.	EXPOSE SENSITIVE RECEPTORS TO SUBSTANTIAL POLLUTANT CONCENTRATIONS?		✓		
e.	CREATE OBJECTIONABLE ODORS AFFECTING A SUBSTANTIAL NUMBER OF PEOPLE?				✓
IV. BIOLOGICAL RESOURCES					
a.	HAVE A SUBSTANTIAL ADVERSE EFFECT, EITHER DIRECTLY OR THROUGH HABITAT MODIFICATION, ON ANY SPECIES IDENTIFIED AS A CANDIDATE, SENSITIVE, OR SPECIAL STATUS SPECIES IN LOCAL OR REGIONAL PLANS, POLICIES, OR REGULATIONS BY THE CALIFORNIA DEPARTMENT OF FISH AND GAME OR U.S. FISH AND WILDLIFE SERVICE ?				✓
b.	HAVE A SUBSTANTIAL ADVERSE EFFECT ON ANY RIPARIAN HABITAT OR OTHER SENSITIVE NATURAL COMMUNITY IDENTIFIED IN THE CITY OR REGIONAL PLANS, POLICIES, REGULATIONS BY THE CALIFORNIA DEPARTMENT OF FISH AND GAME OR U.S. FISH AND WILDLIFE SERVICE ?				✓
c.	HAVE A SUBSTANTIAL ADVERSE EFFECT ON FEDERALLY PROTECTED WETLANDS AS DEFINED BY SECTION 404 OF THE CLEAN WATER ACT (INCLUDING, BUT NOT LIMITED TO, MARSH VERNAL POOL, COASTAL, ETC.) THROUGH DIRECT REMOVAL, FILLING, HYDROLOGICAL INTERRUPTION, OR OTHER MEANS?				✓
d.	INTERFERE SUBSTANTIALLY WITH THE MOVEMENT OF ANY NATIVE RESIDENT OR MIGRATORY FISH OR WILDLIFE SPECIES OR WITH ESTABLISHED NATIVE RESIDENT OR MIGRATORY WILDLIFE CORRIDORS, OR IMPEDE THE USE OF NATIVE WILDLIFE NURSERY SITES?				✓

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e.	CONFLICT WITH ANY LOCAL POLICIES OR ORDINANCES PROTECTING BIOLOGICAL RESOURCES, SUCH AS TREE PRESERVATION POLICY OR ORDINANCE (E.G., OAK TREES OR CALIFORNIA WALNUT WOODLANDS)?		✓		
f.	CONFLICT WITH THE PROVISIONS OF AN ADOPTED HABITAT CONSERVATION PLAN, NATURAL COMMUNITY CONSERVATION PLAN, OR OTHER APPROVED LOCAL, REGIONAL, OR STATE HABITAT CONSERVATION PLAN?				✓
V. CULTURAL RESOURCES					
a.	CAUSE A SUBSTANTIAL ADVERSE CHANGE IN SIGNIFICANCE OF A HISTORICAL RESOURCE AS DEFINED IN STATE CEQA '15064.5?				✓
b.	CAUSE A SUBSTANTIAL ADVERSE CHANGE IN SIGNIFICANCE OF AN ARCHAEOLOGICAL RESOURCE PURSUANT TO STATE CEQA '15064.5?				✓
c.	DIRECTLY OR INDIRECTLY DESTROY A UNIQUE PALEONTOLOGICAL RESOURCE OR SITE OR UNIQUE GEOLOGIC FEATURE?				✓
d.	DISTURB ANY HUMAN REMAINS, INCLUDING THOSE INTERRED OUTSIDE OF FORMAL CEMETERIES?				✓
VI. GEOLOGY AND SOILS					
a.	EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING : \r\nRUPTURE OF A KNOWN EARTHQUAKE FAULT, AS DELINEATED ON THE MOST RECENT ALQUIST-PRIOLO EARTHQUAKE FAULT ZONING MAP ISSUED BY THE STATE GEOLOGIST FOR THE AREA OR BASED ON OTHER SUBSTANTIAL EVIDENCE OF A KNOWN FAULT? REFER TO DIVISION OF MINES AND GEOLOGY SPECIAL PUBLICATION 42.				✓
b.	EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING :\r\nSTRONG SEISMIC GROUND SHAKING?		✓		
c.	EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING :\r\nSEISMIC-RELATED GROUND FAILURE, INCLUDING LIQUEFACTION?				✓
d.	EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING :\r\nLANDSLIDES?				✓
e.	RESULT IN SUBSTANTIAL SOIL EROSION OR THE LOSS OF TOPSOIL?		✓		
f.	BE LOCATED ON A GEOLOGIC UNIT OR SOIL THAT IS UNSTABLE, OR THAT WOULD BECOME UNSTABLE AS A RESULT OF THE PROJECT, AND POTENTIAL RESULT IN ON- OR OFF-SITE LANDSLIDE, LATERAL SPREADING, SUBSIDENCE, LIQUEFACTION, OR COLLAPSE?				✓
g.	BE LOCATED ON EXPANSIVE SOIL, AS DEFINED IN TABLE 18-1-B OF THE UNIFORM BUILDING CODE (1994), CREATING SUBSTANTIAL RISKS TO LIFE OR PROPERTY?				✓
h.	HAVE SOILS INCAPABLE OF ADEQUATELY SUPPORTING THE USE OF SEPTIC TANKS OR ALTERNATIVE WASTE WATER DISPOSAL SYSTEMS WHERE SEWERS ARE NOT AVAILABLE FOR THE DISPOSAL OF WASTE WATER?				✓
VII. HAZARDS AND HAZARDOUS MATERIALS					
a.	CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT THROUGH THE ROUTINE TRANSPORT, USE, OR DISPOSAL OF HAZARDOUS MATERIALS?				✓
b.	CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT THROUGH REASONABLY FORESEEABLE UPSET AND ACCIDENT CONDITIONS INVOLVING THE RELEASE OF HAZARDOUS MATERIALS INTO THE ENVIRONMENT?				✓

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c.	EMIT HAZARDOUS EMISSIONS OR HANDLE HAZARDOUS OR ACUTELY HAZARDOUS MATERIALS, SUBSTANCES, OR WASTE WITHIN ONE-QUARTER MILE OF AN EXISTING OR PROPOSED SCHOOL?				✓
d.	BE LOCATED ON A SITE WHICH IS INCLUDED ON A LIST OF HAZARDOUS MATERIALS SITES COMPILED PURSUANT TO GOVERNMENT CODE SECTION 65962.5 AND, AS A RESULT, WOULD IT CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT?				✓
e.	FOR A PROJECT LOCATED WITHIN AN AIRPORT LAND USE PLAN OR, WHERE SUCH A PLAN HAS NOT BEEN ADOPTED, WITHIN TWO MILES OF A PUBLIC AIRPORT OR PUBLIC USE AIRPORT, WOULD THE PROJECT RESULT IN A SAFETY HAZARD FOR PEOPLE RESIDING OR WORKING IN THE PROJECT AREA?				✓
f.	FOR A PROJECT WITHIN THE VICINITY OF A PRIVATE AIRSTRIP, WOULD THE PROJECT RESULT IN A SAFETY HAZARD FOR THE PEOPLE RESIDING OR WORKING IN THE AREA?				✓
g.	IMPAIR IMPLEMENTATION OF OR PHYSICALLY INTERFERE WITH AN ADOPTED EMERGENCY RESPONSE PLAN OR EMERGENCY EVACUATION PLAN?				✓
h.	EXPOSE PEOPLE OR STRUCTURES TO A SIGNIFICANT RISK OF LOSS, INJURY OR DEATH INVOLVING WILDLAND FIRES, INCLUDING WHERE WILDLANDS ARE ADJACENT TO URBANIZED AREAS OR WHERE RESIDENCES ARE INTERMIXED WITH WILDLANDS?		✓		
VIII.	**HYDROLOGY AND WATER QUALITY**				
a.	VIOLATE ANY WATER QUALITY STANDARDS OR WASTE DISCHARGE REQUIREMENTS?				✓
b.	SUBSTANTIALLY DEPLETE GROUNDWATER SUPPLIES OR INTERFERE WITH GROUNDWATER RECHARGE SUCH THAT THERE WOULD BE A NET DEFICIT IN AQUIFER VOLUME OR A LOWERING OF THE LOCAL GROUNDWATER TABLE LEVEL (E.G., THE PRODUCTION RATE OF PRE-EXISTING NEARBY WELLS WOULD DROP TO A LEVEL WHICH WOULD NOT SUPPORT EXISTING LAND USES OR PLANNED LAND USES FOR WHICH PERMITS HAVE BEEN GRANTED)?				✓
c.	SUBSTANTIALLY ALTER THE EXISTING DRAINAGE PATTERN OF THE SITE OR AREA, INCLUDING THROUGH THE ALTERATION OF THE COURSE OF A STREAM OR RIVER, IN A MANNER WHICH WOULD RESULT IN SUBSTANTIAL EROSION OR SILTATION ON- OR OFF-SITE?				✓
d.	SUBSTANTIALLY ALTER THE EXISTING DRAINAGE PATTERN OF THE SITE OR AREA, INCLUDING THROUGH THE ALTERATION OF THE COURSE OF A STREAM OR RIVER, OR SUBSTANTIALLY INCREASE THE RATE OR AMOUNT OF SURFACE RUNOFF IN AN MANNER WHICH WOULD RESULT IN FLOODING ON- OR OFF SITE?		✓		
e.	CREATE OR CONTRIBUTE RUNOFF WATER WHICH WOULD EXCEED THE CAPACITY OF EXISTING OR PLANNED STORMWATER DRAINAGE SYSTEMS OR PROVIDE SUBSTANTIAL ADDITIONAL SOURCES OF POLLUTED RUNOFF?				✓
f.	OTHERWISE SUBSTANTIALLY DEGRADE WATER QUALITY?				✓
g.	PLACE HOUSING WITHIN A 100-YEAR FLOOD PLAIN AS MAPPED ON FEDERAL FLOOD HAZARD BOUNDARY OR FLOOD INSURANCE RATE MAP OR OTHER FLOOD HAZARD DELINEATION MAP?				✓
h.	PLACE WITHIN A 100-YEAR FLOOD PLAIN STRUCTURES WHICH WOULD IMPEDE OR REDIRECT FLOOD FLOWS?				✓
i.	EXPOSE PEOPLE OR STRUCTURES TO A SIGNIFICANT RISK OF LOSS, INQUIRY OR DEATH INVOLVING FLOODING, INCLUDING FLOODING AS A RESULT OF THE FAILURE OF A LEVEE OR DAM?				✓
j.	INUNDATION BY SEICHE, TSUNAMI, OR MUDFLOW?				✓
IX.	**LAND USE AND PLANNING**				
a.	PHYSICALLY DIVIDE AN ESTABLISHED COMMUNITY?				✓

		Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
b.	CONFLICT WITH APPLICABLE LAND USE PLAN, POLICY OR REGULATION OF AN AGENCY WITH JURISDICTION OVER THE PROJECT (INCLUDING BUT NOT LIMITED TO THE GENERAL PLAN, SPECIFIC PLAN, COASTAL PROGRAM, OR ZONING ORDINANCE) ADOPTED FOR THE PURPOSE OF AVOIDING OR MITIGATING AN ENVIRONMENTAL EFFECT?				✓
c.	CONFLICT WITH ANY APPLICABLE HABITAT CONSERVATION PLAN OR NATURAL COMMUNITY CONSERVATION PLAN?				✓
X. MINERAL RESOURCES					
a.	RESULT IN THE LOSS OF AVAILABILITY OF A KNOWN MINERAL RESOURCE THAT WOULD BE OF VALUE TO THE REGION AND THE RESIDENTS OF THE STATE?				✓
b.	RESULT IN THE LOSS OF AVAILABILITY OF A LOCALLY-IMPORTANT MINERAL RESOURCE RECOVERY SITE DELINEATED ON A LOCAL GENERAL PLAN, SPECIFIC PLAN, OR OTHER LAND USE PLAN?				✓
XI. NOISE					
a.	EXPOSURE OF PERSONS TO OR GENERATION OF NOISE IN LEVEL IN EXCESS OF STANDARDS ESTABLISHED IN THE LOCAL GENERAL PLAN OR NOISE ORDINANCE, OR APPLICABLE STANDARDS OF OTHER AGENCIES?				✓
b.	EXPOSURE OF PEOPLE TO OR GENERATION OF EXCESSIVE GROUNDBORNE VIBRATION OR GROUNDBORNE NOISE LEVELS?				✓
c.	A SUBSTANTIAL PERMANENT INCREASE IN AMBIENT NOISE LEVELS IN THE PROJECT VICINITY ABOVE LEVELS EXISTING WITHOUT THE PROJECT?				✓
d.	A SUBSTANTIAL TEMPORARY OR PERIODIC INCREASE IN AMBIENT NOISE LEVELS IN THE PROJECT VICINITY ABOVE LEVELS EXISTING WITHOUT THE PROJECT?		✓		
e.	FOR A PROJECT LOCATED WITHIN AN AIRPORT LAND USE PLAN OR, WHERE SUCH A PLAN HAS NOT BEEN ADOPTED, WITHIN TWO MILES OF A PUBLIC AIRPORT OR PUBLIC USE AIRPORT, WOULD THE PROJECT EXPOSE PEOPLE RESIDING OR WORKING IN THE PROJECT AREA TO EXCESSIVE NOISE LEVELS?				✓
f.	FOR A PROJECT WITHIN THE VICINITY OF A PRIVATE AIRSTRIP, WOULD THE PROJECT EXPOSE PEOPLE RESIDING OR WORKING IN THE PROJECT AREA TO EXCESSIVE NOISE LEVELS?				✓
XII. POPULATION AND HOUSING					
a.	INDUCE SUBSTANTIAL POPULATION GROWTH IN AN AREA EITHER DIRECTLY (FOR EXAMPLE, BY PROPOSING NEW HOMES AND BUSINESSES) OR INDIRECTLY (FOR EXAMPLE, THROUGH EXTENSION OF ROADS OR OTHER INFRASTRUCTURE)?			✓	
b.	DISPLACE SUBSTANTIAL NUMBERS OF EXISTING HOUSING NECESSITATING THE CONSTRUCTION OF REPLACEMENT HOUSING ELSEWHERE?				✓
c.	DISPLACE SUBSTANTIAL NUMBERS OF PEOPLE NECESSITATING THE CONSTRUCTION OF REPLACEMENT HOUSING ELSEWHERE?				✓
XIII. PUBLIC SERVICES					
a.	FIRE PROTECTION?		✓		
b.	POLICE PROTECTION?				✓
c.	SCHOOLS?		✓		
d.	PARKS?		✓		
e.	OTHER GOVERNMENTAL SERVICES (INCLUDING ROADS)?				✓
XIV. RECREATION					

		Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
a.	WOULD THE PROJECT INCREASE THE USE OF EXISTING NEIGHBORHOOD AND REGIONAL PARKS OR OTHER RECREATIONAL FACILITIES SUCH THAT SUBSTANTIAL PHYSICAL DETERIORATION OF THE FACILITY WOULD OCCUR OR BE ACCELERATED?		✓		
b.	DOES THE PROJECT INCLUDE RECREATIONAL FACILITIES OR REQUIRE THE CONSTRUCTION OR EXPANSION OF RECREATIONAL FACILITIES WHICH MIGHT HAVE AN ADVERSE PHYSICAL EFFECT ON THE ENVIRONMENT?				✓
XV. TRANSPORTATION/CIRCULATION					
a.	CAUSE AN INCREASE IN TRAFFIC WHICH IS SUBSTANTIAL IN RELATION TO THE EXISTING TRAFFIC LOAD AND CAPACITY OF THE STREET SYSTEM (I.E., RESULT IN A SUBSTANTIAL INCREASE IN EITHER THE NUMBER OF VEHICLE TRIPS, THE VOLUME TO RATIO CAPACITY ON ROADS, OR CONGESTION AT INTERSECTIONS)?			✓	
b.	EXCEED, EITHER INDIVIDUALLY OR CUMULATIVELY, A LEVEL OF SERVICE STANDARD ESTABLISHED BY THE COUNTY CONGESTION MANAGEMENT AGENCY FOR DESIGNATED ROADS OR HIGHWAYS?				✓
c.	RESULT IN A CHANGE IN AIR TRAFFIC PATTERNS, INCLUDING EITHER AN INCREASE IN TRAFFIC LEVELS OR A CHANGE IN LOCATION THAT RESULTS IN SUBSTANTIAL SAFETY RISKS?				✓
d.	SUBSTANTIALLY INCREASE HAZARDS TO A DESIGN FEATURE (E.G., SHARP CURVES OR DANGEROUS INTERSECTIONS) OR INCOMPATIBLE USES (E.G., FARM EQUIPMENT)?				✓
e.	RESULT IN INADEQUATE EMERGENCY ACCESS?				✓
f.	RESULT IN INADEQUATE PARKING CAPACITY?				✓
g.	CONFLICT WITH ADOPTED POLICIES, PLANS, OR PROGRAMS SUPPORTING ALTERNATIVE TRANSPORTATION (E.G., BUS TURNOUTS, BICYCLE RACKS)?				✓
XVI. UTILITIES					
a.	EXCEED WASTEWATER TREATMENT REQUIREMENTS OF THE APPLICABLE REGIONAL WATER QUALITY CONTROL BOARD?				✓
b.	REQUIRE OR RESULT IN THE CONSTRUCTION OF NEW WATER OR WASTEWATER TREATMENT FACILITIES OR EXPANSION OF EXISTING FACILITIES, THE CONSTRUCTION OF WHICH COULD CAUSE SIGNIFICANT ENVIRONMENTAL EFFECTS?				✓
c.	REQUIRE OR RESULT IN THE CONSTRUCTION OF NEW STORMWATER DRAINAGE FACILITIES OR EXPANSION OF EXISTING FACILITIES, THE CONSTRUCTION OF WHICH COULD CAUSE SIGNIFICANT ENVIRONMENTAL EFFECTS?				✓
d.	HAVE SUFFICIENT WATER SUPPLIES AVAILABLE TO SERVE THE PROJECT FROM EXISTING ENTITLEMENTS AND RESOURCE, OR ARE NEW OR EXPANDED ENTITLEMENTS NEEDED?				✓
e.	RESULT IN A DETERMINATION BY THE WASTEWATER TREATMENT PROVIDER WHICH SERVES OR MAY SERVE THE PROJECT THAT IT HAS ADEQUATE CAPACITY TO SERVE THE PROJECT=S PROJECTED DEMAND IN ADDITION TO THE PROVIDER=S				✓
f.	BE SERVED BY A LANDFILL WITH SUFFICIENT PERMITTED CAPACITY TO ACCOMMODATE THE PROJECT=S SOLID WASTE DISPOSAL NEEDS?				✓
g.	COMPLY WITH FEDERAL, STATE, AND LOCAL STATUTES AND REGULATIONS RELATED TO SOLID WASTE?				✓
XVII. MANDATORY FINDINGS OF SIGNIFICANCE					

		Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
a.	DOES THE PROJECT HAVE THE POTENTIAL TO DEGRADE THE QUALITY OF THE ENVIRONMENT, SUBSTANTIALLY REDUCE THE HABITAT OF FISH OR WILDLIFE SPECIES, CAUSE A FISH OR WILDLIFE POPULATION TO DROP BELOW SELF-SUSTAINING LEVELS, THREATEN TO ELIMINATE A PLANT OR ANIMAL COMMUNITY, REDUCE THE NUMBER OR RESTRICT THE RANGE OF A RARE OR ENDANGERED PLANT OR ANIMAL OR ELIMINATE IMPORTANT EXAMPLES OF THE MAJOR PERIODS OF CALIFORNIA HISTORY OR PREHISTORY?				✓
b.	DOES THE PROJECT HAVE IMPACTS WHICH ARE INDIVIDUALLY LIMITED, BUT CUMULATIVELY CONSIDERABLE?\r\n(@CUMULATIVELY CONSIDERABLE@ MEANS THAT THE INCREMENTAL EFFECTS OF AN INDIVIDUAL PROJECT ARE CONSIDERABLE WHEN VIEWED IN CONNECTION WITH THE EFFECTS OF PAST PROJECTS, THE EFFECTS OF OTHER CURRENT PROJECTS, AND THE EFFECTS OF PROBABLE FUTURE PROJECTS).				✓
c.	DOES THE PROJECT HAVE ENVIRONMENTAL EFFECTS WHICH CAUSE SUBSTANTIAL ADVERSE EFFECTS ON HUMAN BEINGS, EITHER DIRECTLY OR INDIRECTLY?				✓

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

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

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

The project as identified in the project description may cause potentially significant impacts on the environment without mitigation. Therefore, this environmental analysis concludes that a Mitigated Negative Declaration shall be issued to avoid and mitigate all potential adverse impacts on the environment by the imposition of mitigation measures and/or conditions contained and expressed in this document; the environmental case file known as **ENV-2005-9337-MND** and the associated case(s), **VTT-62900** . Finally, based on the fact that these impacts can be feasibly mitigated to less than significant, and based on the findings and thresholds for Mandatory Findings of Significance as described in the California Environmental Quality Act, section 15065, the overall project impact(s) on the environment (after mitigation) **will not:**

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

ADDITIONAL INFORMATION:

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

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

PREPARED BY:	TITLE:	TELEPHONE NO.:	DATE:
JOEY VASQUEZ	CITY PLANNING ASSOCIATE	(213) 978-1352	01/20/2006

	Impact?	Explanation	Mitigation Measures

APPENDIX A: ENVIRONMENTAL IMPACTS EXPLANATION TABLE

I. AESTHETICS			
a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	**THE PROPOSED PROJECT INVOLVES DEVELOPMENT IN A NATURAL OPEN SPACE SITE.**	**I b1**
b.	NO IMPACT	THERE ARE NO SCENIC RESOURCES ON THE SITE.	
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	**THE PROJECT SITE IS EXISTING NATURAL OPEN SPACE. IMPACTS TO THE EXISTING VISUAL CHARACTER OF THE SITE MAY OCCUR.**	**I b1**
d.	NO IMPACT	THE PROJECT WILL NOT INCREASE ILLUMINATION IN THE VICINITY.	
II. AGRICULTURAL RESOURCES			
a.	NO IMPACT	THE PROJECT IS IN AN URBAN AREA.	
b.	NO IMPACT	THE PROJECT IS IN AN URBAN AREA.	
c.	NO IMPACT	THE PROJECT IS IN AN URBAN AREA.	
III. AIR QUALITY			
a.	NO IMPACT	THE PROJECT WILL NOT CONFLICT WITH EITHER PLAN.	
b.	NO IMPACT	THE PROJECT WILL NOT VIOLATE ANY AIR QUALITY STANDARD.	
c.	NO IMPACT	THE PROJECT WILL NOT RESULT IN A CUMULATIVELY CONSIDERABLE NET INCREASE OF ANY CRITERIA POLLUTANT.	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	**SHORT-TERM AIR QUALITY IMPACTS MAY RESULT DURING THE CONSTRUCTION PHASE OF THE PROJECT.**	**VI B**
e.	NO IMPACT	THE PROJECT WILL NOT CREATE OBJECTIONABLE ODORS.	
IV. BIOLOGICAL RESOURCES			
a.	NO IMPACT	THE PROJECT SITE IS A 3 ACRE NATURAL OPEN SPACE SITE IN AN URBAN AREA.	
b.	NO IMPACT	THE PROJECT SITE IS A 3 ACRE NATURAL OPEN SPACE SITE IN AN URBAN AREA.	
c.	NO IMPACT	THE PROJECT SITE IS A 3 ACRE NATURAL OPEN SPACE SITE IN AN URBAN AREA.	
d.	NO IMPACT	THE PROJECT SITE IS A 3 ACRE NATURAL OPEN SPACE SITE IN AN URBAN AREA.	

	Impact?	Explanation	Mitigation Measures
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	**THE APPLICANT HAS INDICATED THAT SIX OAK TREES EXIST ON THE SITE, ONE OF WHICH WILL BE REMOVED. THIRTY-FIVE NON-OAK TREES WILL BE REMOVED.**	**IV e, IV f, IV g**
f.	NO IMPACT	THE PROJECT WILL NOT CONFLICT WITH THE PROVISIONS OF AN ADOPTED HABITAT CONSEVATION PLAN.	
V. CULTURAL RESOURCES			
a.	NO IMPACT	THERE ARE NO HISTORICAL RESOURCES ON THE PROJECT SITE.	
b.	NO IMPACT	THE PROJECT IS NOT LOCATED IN AN AREA WITH ARCHAEOLOGICAL RESOURCES OR HUMAN REMAINS.	
c.	NO IMPACT	THE PROJECT WILL NOT RESULT IN THE DISTURBANCE OF SURFACE OR SUBSURFACE FOSSILS.	
d.	NO IMPACT	THE PROJECT IS NOT LOCATED IN AN AREA WITH HUMAN REMAINS.	
VI. GEOLOGY AND SOILS			
a.	NO IMPACT	THE PROJECT IS NOT LOCATED WITHIN AN ALQUIST-PRIOLO FAULT ZONE.	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	**THE PROJECT IS LOCATED IN A SEISMICALLY ACTIVE REGION.**	**VI aii**
c.	NO IMPACT	THE PROJECT IS NOT LOCATED IN A LIQUEFACTION AREA.	
d.	NO IMPACT	THE PROJECT IS NOT LOCATED IN A LANDSLIDE AREA.	
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	**THE PROJECT IS LOCATED IN A HILLSIDE GRADING AREA.**	**VI b**
f.	NO IMPACT	THE PROJECT IS NOT LOCATED ON SOIL THAT IS UNSTABLE.	
g.	NO IMPACT	THE PROJECT IS NOT LOCATED ON EXPANSIVE SOIL.	
h.	NO IMPACT	THE PROJECT DOES NOT REQUIRE THE USE OF SEPTIC TANKS.	
VII. HAZARDS AND HAZARDOUS MATERIALS			
a.	NO IMPACT	THE PROJECT WILL NOT TRANSPORT OR MANAGE HAZARDOUS OR POTENTIALLY HAZARDOUS EXPLOSIVE SUBSTANCES.	
b.	NO IMPACT	THE PROJECT WILL NOT INVOLVE THE RELEASE OF HAZARDOUS MATERIALS INTO THE ENVIRONMENT.	
c.	NO IMPACT	THE PROJECT WILL NOT USE HAZARDOUS MATERIALS.	
d.	NO IMPACT	THE PROJECT IS NOT ON A LIST OF HAZARDOUS MATERIAL SITES.	

	Impact?	Explanation	Mitigation Measures
e.	NO IMPACT	THE PROJECT IS NOT LOCATED WITHIN AN AIRPORT HAZARD ZONE.	
f.	NO IMPACT	THE PROJECT IS NOT LOCATED WITHIN AN AIRPORT HAZARD ZONE.	
g.	NO IMPACT	THE PROJECT WILL NOT REQUIRE A NEW OR REVISED RISK MANAGEMENT PLAN, EMERGENCY RESPONSE, OR EMERGENCY EVACUATION PLAN.	
h.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	**THE PROJECT IS LOCATED IN A VERY HIGH FIRE HAZARD SEVERITY ZONE.**	**XIII A.**
VIII. HYDROLOGY AND WATER QUALITY			
a.	NO IMPACT	THE PROPOSED PROJECT IS NOT PROJECTED TO VIOLATE ANY WATER QUALITY OR WASTE DISCHARGE REQUIREMENTS.	
b.	NO IMPACT	THE PROJECT SHOULD NOT CAUSE THE DEPLETION OF GROUNDWATER RECHARGE. THE PROJECT WILL CONTINUE TO BE SUPPLIED WITH WATER BY THE DWP.	
c.	NO IMPACT	THE PROJECT WILL NOT ALTER THE COURSE OF A STREAM OR RIVER.	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	**THE PROJECT WILL RESULT IN 14 SINGLE FAMILY DWELLINGS ON WHAT IS NOW VACANT LAND, RESULTING IN AN INCREASE IN RUNOFF.**	**VIII c1**
e.	NO IMPACT	THE PROPOSED PROJECT WILL NOT CREATE OR CONTRIBUTE RUNOFF WATER WHICH WOULD EXCEED THE CAPACITY OF EXISTING OR PLANNED STORMWATER DRAINAGE SYSTEMS.	
f.	NO IMPACT	THE PROPOSED PROJECT WILL NOT SUBSTANTIALLY DEGRADE WATER QUALITY.	
g.	NO IMPACT	THE PROPERTY IS NOT LOCATED IN A 100-YEAR FLOOD PLAIN.	
h.	NO IMPACT	THE PROJECT IS NOT LOCATED IN A 100-YEAR FLOOD PLAIN.	
i.	NO IMPACT	THE PROJECT IS NOT LOCATED WITHIN A POTENTIAL INUNDATION AREA.	
j.	NO IMPACT	THE PROPERTY IS NOT LOCATED WITHIN AN INUNDATION ZONE FOR SEICHE, TSUNAMI, OR MUDFLOW.	
IX. LAND USE AND PLANNING			
a.	NO IMPACT	THE PROPOSAL WILL NOT DIVIDE AN ESTABLISHED COMMUNITY.	
b.	NO IMPACT	THE PROJECT IS CONSISTENT WITH THE ZONING AND THE COMMUNITY PLAN.	

	Impact?	Explanation	Mitigation Measures
c.	NO IMPACT	THE PROJECT WILL NOT CONFLICT WITH ANY APPLICABLE HABITAT CONSERVATION PLAN OR NATURAL COMMUNITY CONSERVATION PLAN.	
X. MINERAL RESOURCES			
a.	NO IMPACT	THE SITE IS NOT LOCATED IN AN AREA OF KNOWN MINERAL RESOURCES.	
b.	NO IMPACT	THERE ARE NO LOCALLY IMPORTANT MINERAL RESOURCES ON THE SUBJECT PROPERTY.	
XI. NOISE			
a.	NO IMPACT	THE PROJECT WILL NOT EXPOSE PEOPLE TO NOISE LEVELS IN EXCESS OF THE NOISE ORDINANCE.	
b.	NO IMPACT	THE PROJECT WILL NOT EXPOSE PEOPLE TO EXCESSIVE GROUNDBORNE VIBRATION OR NOISE LEVELS.	
c.	NO IMPACT	THE PROJECT WILL NOT RESULT IN A SUBSTANTIAL PERMANENT INCREASE IN AMBIENT NOISE LEVELS.	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	**A TEMPORARY INCREASE IN AMBIENT NOISE LEVELS MAY OCCUR DURING CONSTRUCTION OF THE PROJECT.**	**VI B**
e.	NO IMPACT	THE PROJECT IS NOT LOCATED WITHIN AN AIRPORT LAND USE PLAN.	
f.	NO IMPACT	THE PROJECT IS NOT LOCATED WITHIN THE VICINITY OF A PRIVATE AIRSTRIP.	
XII. POPULATION AND HOUSING			
a.	LESS THAN SIGNIFICANT IMPACT	THE PROJECT WILL RESULT IN 14 NEW SINGLE FAMILY DWELLINGS. THE IMPACT TO THE SURROUNDING AREA WILL BE LESS THAN SIGNIFICANT.	
b.	NO IMPACT	THE PROJECT WILL RESULT IN AN INCREASE IN HOUSING IN THE AREA.	
c.	NO IMPACT	THE PROJECT SITE IS VACANT.	
XIII. PUBLIC SERVICES			
a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	**THE PROJECT IS LOCATED IN A VERY HIGH FIRE HAZARD SEVERITY ZONE.**	**XIII a**
b.	NO IMPACT	THE PROJECT WILL NOT HAVE AN IMPACT ON POLICE RESPONSE TIMES.	

	Impact?	Explanation	Mitigation Measures
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	**THERE MAY BE AN INCREASE DEMAND ON AREA SCHOOLS AS A RESULT OF THIS PROJECT. THE POTENTIAL IMPACT CAN BE REDUCED TO A LESS THAN SIGNIFICANT LEVEL BY THE PAYMENT OF SCHOOL FEES TO LAUSD.**	XIII c1
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	**THE PROPOSED PROJECT MAY INCREASE THE USE OF LOCAL PARKS, HOWEVER, THE IMPACT CAN BE REDUCED TO A LESS THAN SIGNIFICANT LEVEL BY PAYMENT OF QUIMBY FEES.**	XIV A
e.	NO IMPACT	THERE ARE NO ANTICIPATED IMPACTS ON OTHER GOVERNMENTAL SERVICES FROM THIS PROJECT.	
XIV. RECREATION			
a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	**THE PROPOSED PROJECT MAY INCREASE THE USE OF LOCAL PARKS, HOWEVER, THE IMPACT CAN BE REDUCED TO A LESS THAN SIGNIFICANT LEVEL BY PAYMENT OF QUIMBY FEES.**	XIV a
b.	NO IMPACT	THE PROJECT DOES NOT INCLUDE RECREATIONAL FACILITIES NOR WILL IT REQUIRE THE CONSTRUCTION OR EXPANSION OF SUCH.	
XV. TRANSPORTATION/CIRCULATION			
a.	LESS THAN SIGNIFICANT IMPACT	THE PROJECT WILL RESULT IN 14 NEW SINGLE FAMILY DWELLINGS. THE IMPACT TO EXISTING TRAFFIC WILL BE LESS THAN SIGNIFICANT.	
b.	NO IMPACT	THE PROJECT WILL NOT IMPACT THE LEVEL OF STREET SERVICE.	
c.	NO IMPACT	THE PROJECT WILL HAVE NO IMPACT ON AIR TRAFFIC PATTERNS.	
d.	NO IMPACT	THE PROJECT DOES NOT INCLUDE ANY HAZARDOUS DESIGN FEATURES.	
e.	NO IMPACT	THE PROJECT WILL NOT RESULT IN INADEQUATE EMERGENCY ACCESS.	
f.	NO IMPACT	THE PROJECT MEETS APPLICABLE PARKING REQUIREMENTS.	
g.	NO IMPACT	THE PROPOSED PROJECT DOES NOT CONFLICT WITH ALTERNATIVE TRANSPORTATION POLICIES, PLANS, OR PROGRAMS.	
XVI. UTILITIES			

	Impact?	Explanation	Mitigation Measures
a.	NO IMPACT	THE PROJECT WILL NOT EXCEED THE WASTEWATER TREATMENT REQUIREMENTS OF THE LOS ANGELES REGIONAL WATER QUALITY BOARD.	
b.	NO IMPACT	THE PROJECT WILL NOT REQUIRE OR RESULT IN THE CONSTRUCTION OF NEW WATER OR WASTEWATER TREATMENT FACILITIES.	
c.	NO IMPACT	THE PROJECT WILL NOT REQUIRE OR RESULT IN THE CONSTRUCTION OF NEW STORMWATER DRAINAGE FACILITIES.	
d.	NO IMPACT	THE DEPARTMENT OF WATER AND POWER HAS ADEQUATE WATER SUPPLIES TO SERVE THIS PROJECT.	
e.	NO IMPACT	THE PROJECT IS NOT LOCATED IN A SEWER CAPACITY THRESHOLD STUDY AREA.	
f.	NO IMPACT	THE LOCAL LANDFILLS HAVE SUFFICIENT CAPACITY TO SERVE THE PROJECT.	
g.	NO IMPACT	THE PROJECT WILL COMPLY WITH STATUTES AND REGULATIONS RELATED TO SOLID WASTE.	
XVII. MANDATORY FINDINGS OF SIGNIFICANCE			
a.	NO IMPACT		
b.	NO IMPACT		
c.	NO IMPACT		

BIOLOGICAL SITE ASSESSMENT

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Los Angeles, California

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1.0 INTRODUCTION

The project proponent is proposing a 15-lot subdivision plus one open space lot on an approximately 3.0-acre property located at 2400 Allesandro Street in the City of Los Angeles. The proposed project site is located in the Echo Park area of Los Angeles, within the Silver Lake – Echo Park - Elysian Community Plan Area (Figure 1). The Project Site is surrounded on all sides by single-family residences. This area consists of established single-family residences with patches of remnant native vegetation as well as disturbed habitats associated with suburban development, including landscape (cultivar) vegetation. The project site consists of a series of steep slopes and wide terraces, stepping down from and parallel to Peru Street to the east.

The Biological Site Assessment report describes the existing biological conditions of the project site. The report includes a discussion of field survey methodologies; characterization and extent of onsite plant communities; special-status plant and wildlife species occurring or having the potential to occur on the project site; jurisdictional and sensitive habitats on the site; and opportunities the site provides for wildlife movement. The report includes an evaluation of potential project related impacts to sensitive resources and, as necessary, recommends measures to avoid, minimize or reduce potentially significant impacts.

2.0 METHODOLOGY

2.1 Data Compilation and Background Research

The latest version of the California Natural Diversity Data Base (CNDDB) was reviewed for the project quadrangle (Hollywood) as well as the neighboring pertinent quadrangle (Los Angeles) and an approximately 10-mile radius around the project site. The intent of the data base search is to identify special-status plant and wildlife species that have been documented to occur in the vicinity of the site to assist in determining the potential for these species to occur on or in areas adjacent to the project site. The database search also provides a base list of locally occurring special-status species, which were the focus of the field surveys.

A list of special status species and communities known from the region was compiled from this information review; the resulting list of species with the potential to occur within the Project Site is presented in Appendix A.

2.2 Field Survey

A reconnaissance-level field survey was conducted by biologist Laura Moran, for Christopher A. Joseph & Associates (CAJA) on February 20, 2009. The purpose of the field survey was to 1) identify, characterize and map onsite plant communities; 2) evaluate the potential of these plant communities to

support special-status plant and wildlife species; and 3) determine if other sensitive biological resources were present. The entire project site and its adjacent streets were traversed on foot and natural resource conditions of the site were noted. Additionally, a windshield survey of the surrounding area was conducted. Plant and animal species observed during the survey were recorded and are presented in Appendix B. Project Site photographs taken during the survey are presented in Appendix C.

3.0 SITE DESCRIPTION

3.1 Physical Characteristics

The project site consists of steep slopes, and flat terraces with elevations ranging from approximately 560 feet along the eastern boundary at Peru St. to approximately 400 feet along the western boundary at Allesandro St. Although the project site is currently undeveloped, soils on site are full of construction and other debris, indicative of past site activity. There is significant evidence of human activity on the site including a dump-site, remnants of recent camping, and copious amounts of litter (for the most part food containers). The site is bounded to the north by a neighborhood development and Modjeska St., to the east by Peru St., to the south by El Moran St. and by Allesandro St. to the west. The Glendale Freeway (CA 2) lies directly west of the site and the Golden State Highway (I-5) lies less than a half-mile to the north.

3.2 Natural Communities and Features

3.2.1 Plant Communities

The plant communities on the Project Site are identified according to the vegetation classification system described in the *Preliminary Descriptions of the Terrestrial Natural Communities of California*[1] (hereafter referred to as "Holland" types). Plant species observed on-site are listed in Appendix B.

Coast Live Oak Woodland

The Coast live oak series is described by Holland as being dominated by one tree, coast live oak (*Quercus agrifolia*), which varies from closed–canopy stands to open savannas and supports a poorly developed shrub layer with an herbaceous layer dominated by introduced grasses. Coast live oak woodland is typically located on north-facing slopes and in shaded ravines.

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[1] *Holland. 1986. Preliminary Descriptions of the Terrestrial Natural Communities of California. California Department of Fish and Game.*

Individual coast live oaks on the project site are also generally located on the north-facing slope that starts at the junction of Peru St. and El Moran St. and follows El Moran St. in the southeastern portion of the site. The approximate location of coast live oaks is illustrated on the tree plan prepared by Jan C. Scow Consulting Arborists (Figure 2). The understory is sparse and consists mainly of non-native annual grasses, and leaf duff. However, scattered shrubs are also present, including toyon (*Heteromeles arbutifolia*), interspersed with non-native invasives including cotoneaster (*Cotoneaster franchetti*), castor bean (*Ricinus communis),* and tree-of-heaven (*Ailanthus altissima*).

Disturbed

The entire site consists of disturbed areas where the native vegetation has been removed or altered in the past either for previous development activities (grading, cut and fill) or possibly erosion control activities. These areas are generally dominated by non-native annual grasses such as red brome (*Bromus madritensis*), ripgut brome (*B. diandrus*), wild oat (*Avena* sp.), and other weedy species such as mallows (*Malva species*), and yellow wood sorrel (*Oxalis corniculata*). There are large areas of escaped cultivars on this site including garden nasturtium, jade plant, and geraniums. Some native perennial and herbaceous plants are also growing in these areas, and include, fiestaflower (*Pholistoma auritum*) jimsonweed (*Datura wrightii*), and annual lupine (*Lupinus bicolor*).

3.2.2 Wildlife

Wildlife species observed and expected to occur on-site are those that are adapted to and tolerant of human activities due to the extent of residential development surrounding the site, as well as the proximity to a heavily urbanized environment in the vicinity. Such species include common native species as well as non-native species. Common native wildlife species observed onsite included western fence lizard (*Sceloporus occidentalis*), scrub jay (*Aphelocoma californica*), and California ground squirrel (*Spermophilus beecheyi*). Non-native bird species observed included house finch (*Carpodacus mexicanus*), and common raven (*Corvus corax*). It was noted that a majority of the surrounding neighbors have dogs and several cats were in evidence on the site and in neighboring yards as well. Animal sign observed on the site was from domestic pets. Wildlife species observed on-site are listed in Appendix B.

3.2.3 Hydrologic Features

The site consists of a series of steep slopes interrupted by flat terraces. There are no topographic features on site that support a bed or streambanks, nor is there evidence of regular water flow (such as a debris line, destruction of vegetation or a distinct flow pattern). Apparently there are no flows of sufficient volume on site to exhibit evidence that would classify any areas on-site as streambeds subject to CDFG jurisdiction under Section 1600 of the Fish and Game Code, or as "waters of the U.S." subject to U.S. Army Corps of Engineers jurisdiction under Section 404 of the Federal Clean Water Act.

In addition, no wetlands were observed on-site during the surveys. This determination is based on the absence of areas on-site dominated by hydrophytic (water-loving) plants or topographic depressions that may support prolonged periods of soil saturation. Given the steeply sloping nature of the property and surrounding area, the absence of wetlands is not unexpected.

4.0 SENSITIVE BIOLOGICAL RESOURCES

4.1 Plants and Vegetation

4.1.1 Protected Trees

Native species of oak (*Quercus* sp., except scrub oak [*Q. dumosa*]), Southern California black walnut (*Juglans californica var. californica*), California bay laurel (*Umbellularia californica*) and California sycamore (*Platanus racemosa*) trees at least 4 inches in diameter (cumulative for multi-trunked trees) at 4.5 feet above the ground level at the base of the tree (or "diameter at breast height", or DBH) are considered protected trees within the City of Los Angeles under Ordinance No. 177,404.

The project would require a permit from the City Department of Public Works for the removal of any protected trees pursuant to the Protected Tree Ordinance. The location of all site trees, their species, size, canopy spread, and condition are illustrated on the Tree Inventory prepared by Jan C. Scow Consulting Arborists (Figure 3). The removal of site trees will be mitigated by the planting of appropriate replacement trees in accordance with the Protected Tree Ordinance and additional mitigation measures set forth in the Conditions of Approval issued by the City of Los Angeles Planning Department.

4.1.2 Special Status Plants

Plant species that are listed as endangered or threatened under the Federal Endangered Species Act (FESA) or California Endangered Species Act (CESA), or plant species that are proposed or candidates for listing as endangered or threatened, are protected by law and are considered special status species. Plant species not listed as endangered, threatened, candidate, or proposed species under FESA or CESA, may be considered rare if assigned a rarity code by the California Native Plant Society (CNPS). The CNPS lists five categories of rarity (Lists 1A, 1B, 2, 3, and 4). Under CEQA, impact analyses are mandatory for List 1 and 2 species, but not for all List 3 and 4 species as some do not meet the definitions of the Federal Native Plant Protection Act or the California Endangered Species Act; however, impacts to List 3 species are generally considered in most CEQA analyses and are recommended by the CNPS.[2]

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[2] *California Native Plant Society. 2001. Inventory of Rare and Endangered Plants of California (sixth edition). Rare Plant Scientific Advisory Committee, David P. Tibor, Convening Editor. California Native Plant Society. Sacramento, CA. x + 388pp.*

Based on the data compilation, background research and site survey, 18 special status plant species were recorded to occur, or have potential to occur, in the region. The requirements of these 18 species were evaluated as compared to the conditions observed during the site survey to determine their potential to occur on the Project Site. In addition, the site surveys were conducted during the reported blooming period for some of these species; therefore, if they were present, they would have been observable. Based on the habitat evaluation and/or the floristic surveys conducted during the site visits, all 18 species are not anticipated to occur on-site, due to varying reasons including a lack of suitable habitat (plant community, hydrologic regime) and/or lack of observation on-site during the reported blooming period. All of the plant species evaluated are included in a table contained in Appendix A.

4.1.3 Sensitive Natural Communities

No sensitive natural communities that are known from the region are present on-site. Coast live oak woodland has been assigned a state rarity rank of S4 and a global rarity rank of G4, meaning that this community is "apparently secure". This community is a common habitat type throughout the Santa Monica Mountains and/or southern California and is not considered sensitive.

In addition, no riparian habitat is present on-site. The California Fish and Game Code (Public Resources Code) Section 5902(j) defines "riparian habitat" as land that contain habitat which grows close to and which depends upon soil moisture from a nearby freshwater source.

4.2 Wildlife

4.2.1 Special Status Wildlife

Animal species that are listed as endangered or threatened under the FESA or CESA, or animal species that are proposed or candidates for listing as endangered or threatened, are protected by law and are considered special status species. Animal species which may not be listed as endangered, threatened, candidate, or proposed species under FESA or CESA, may be considered rare if assigned a global or state sensitivity ranking by CDFG (1 though 5, with state rankings having an additional ranking of .1, .2, or .3). Migratory birds are also protected under the Federal Migratory Bird Treaty Act, which prohibits killing any migratory bird or disturbing or destroying an active nest of a migratory bird. This list contains hundreds of birds, including many of which are considered common or even nuisance or non-native species. Nesting birds are also protected under California Fish and Game Code 3503, 3503.5, and 3512, which prohibits the take of active bird nests.

Based on the data compilation, background research and site survey, 11 special status wildlife species were recorded to occur, or have potential to occur, in the region. The requirements of these 11 wildlife species were evaluated as compared to the conditions observed during the site survey to determine their

potential to occur on the Project Site. Based on this evaluation, 9 species are not anticipated to occur on-site due to lack of suitable habitat. One is considered to have a low potential to occur as general habitat for the species is present, but specific required elements of the habitat type are absent on-site (such as rocky outcrops or water sources). One sensitive wildlife species has a low-moderate potential to occur on-site, and is discussed below. All of the wildlife species evaluated are included in a table contained in Appendix A.

Burrowing Owl (*Athene cunicularia*). The burrowing owl has been assigned a sensitivity ranking of G4 and S2 by CDFG, a Federal Bird of Conservation Concern and a California Species of Special Concern. According to the CNDDB, this species requires open, dry annual or perennial grasslands, deserts and scrublands characterized by low-growing vegetation. The burrowing owl is a subterranean nester and is dependent upon burrowing mammals, such as the California ground squirrel. A small area of active ground squirrel burrows was observed in the northeastern portion of the site during the field survey. Although burrows are currently occupied by squirrels, and no evidence of nesting owls was observed during the early portion of the nesting season, there is some potential that burrowing owls could occupy a vacated burrow prior to project commencement. In addition, the site is currently frequented by domestic cats and dogs, which limits the viability of the site for nesting owls. However, there is one noted occurrence of the species within a 5-mile radius of the site. There is a low-moderate potential for this species to occur on this site in the future, either as a winter migrant or nesting in currently active ground squirrel burrows.

Western mastiff bat (*Eumops perotis californicus*). Western mastiff bat is a CDFG Species of Special Concern has been assigned a sensitivity ranking of G5T4 and S3?, meaning that the species is demonstrably secure in its global range (G5) and the subspecies is apparently secure (T4), but is considered restricted/rare (S3) in its state range but that status is questionable (?). Western mastiff bats are found in many open, semi-arid to arid habitats, including conifer and deciduous woodlands, coastal scrub, grasslands, and chaparral. They can roost in crevices in cliff faces, high buildings, trees and tunnels. This species occurs in central California southeastward to southern Nevada, central Arizona, and west Texas, and south through northern Baja California and parts of northern Mexico.[3] The occurrences recorded closest to the site are over 80 years old. However, given the range of habitats used by this species and the presence of some trees on-site that might be used for roosting, this species is considered to have a low potential to occur on-site.

4.2.2 Wildlife Movement

Until recently, most wildlife species lived in well-connected landscapes, with room to move to meet their needs. Development and other human-related activities have severed natural connections among many

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[3] *NatureServe. 2008. NatureServe Explorer: An online encyclopedia of life [web application]. Version 7.0. NatureServe, Arlington, Virginia. Available http://www.natureserve.org/explorer.*

landscapes, creating islands of habitat or patches. Habitat fragmentation affects wildlife behavior, foraging activity, reproductive patterns, immigration and emigration or dispersal capabilities, and survivability. Wildlife corridors play an important role in countering habitat fragmentation. A wildlife corridor is a linear landscape element which serves as a linkage between historically connected habitats or landscapes that are otherwise separated[4] and is meant to provide avenues along which (1) wildlife can travel, migrate, and meet mates; (2) plants can propagate; (3) genetic interchange can occur; (4) populations can move in response to environmental changes and natural disasters; and (5) individuals can re-colonize habitats from which populations have been locally extirpated.[5] Corridors can consist of a sequence of stepping-stones across the landscape (discontinuous areas of habitat such as isolated wetlands and roadside vegetation), continuous lineal strips of vegetation and habitat (such as riparian strips and ridge lines), or they may be parts of larger habitat areas selected for its known or likely importance to local wildlife. Other types of corridors may include drainages or freeway under-crossings; however, depending on the quality or size of the linkage, certain wildlife species may be unable or unlikely to use the linkage.

Single-family residential development surrounds the Project Site, and considerable urban development is present in the vicinity to the north, south and west. Therefore, the project site and its environs do not necessarily act as a corridor linking two larger habitats that are separated. Given the location of the site located on Allesandro St., separated from CA 2 by a retaining wall, fence, and steep embankment, if it were to act as a corridor it would connect open space habitats to the west with those to the east; however, the existence of considerable urban development to the west precludes the use of this site as a true corridor connecting habitats. Although Elysian Park (a 600-acre city park) exists to the east of the site, it is located on the other side of the ridgeline in a separate watershed, making the site unlikely to be used as a corridor given wildlife's affinity to utilize topographic features such as ridgelines or drainages[6]. In addition, the areas to the east of the site are dominated by residential development, also making the site unlikely to serve as a corridor as it would not act to connect any western undeveloped areas to other habitats east of the site. The lack of evidence of mobile wildlife (such as mule deer) utilizing the project site, which is surrounded by residential development, indicates that such wildlife is unable/unwilling to travel through the project vicinity currently.

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[4] *McEuen, A. 1993. The wildlife corridor controversy: a review. Endangered Species Update. September/October 1993, Vol. 10, Nos. 11 & 12.*

[5] *Beir, P. and S. Loe. 1992. In my experience: a checklist for evaluating impacts to wildlife movement corridors. Wildlife Society Bulletin, Vol. 20, No. 4. (Winter, 1992), pp. 434-440.*

[6] *Carlin, M. R. 1996. A Cartographic Analysis of Wildlife Corridors on the Northwest Periphery of Metropolitan Los Angeles. A thesis presented in partial fulfillment of the M.S. in Environmental Studies, California State University Fullerton.*

It is noted that the proposed trail alignment for the Rim of the Valley Corridor is mapped to occur due north of the project site, near Rosebud and Modjeska Streets. This corridor occurs downslope of the project site along a ridgeline side-slope running parallel to Riverside Drive and is not immediately on or adjacent to the site. It is also important to note that due to the proximity of CA 2 and I-5, wildlife are limited to the use of freeway under-crossings as movement corridors in the project vicinity, thus limiting the diversity of species willing to utilize such corridors.

5.0 POTENTIAL PROJECT IMPACTS

5.1 Significance Thresholds

Based on the factors listed by the City of Los Angeles Initial Study Checklist, the project may have a significant impact to biological resources if it would:

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 Game (CDFG) or U.S. Fish and Wildlife Service (USFWS);

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 CDFG or USFWS;

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including but not limited to, marsh vernal pool, coastal, etc.) through direct removal, filling, or hydrological interruption, or other means;

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites;

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

f) Conflict with the provisions of an adopted Habitat Preservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

5.2 Summary of Project Actions Potentially Resulting in Impacts

Implementation of the Project could result in impacts to biological resources on-site, including:

- Temporary impacts during grading and construction activities, such as vegetation removal in areas that would be re-vegetated, noise, vibration, dust, and increased human presence from construction crews;

- Permanent impacts from grading and construction activities, such as the removal of vegetation for building, retaining wall or road construction;

- Permanent impacts from post-construction, operational activities including increased noise and lighting, and ongoing vegetation management.

These impacts to biological resources on-site are discussed in more detail below per the significance thresholds, and measures are recommended for avoiding, minimizing, or compensating for any potentially significant impacts.

5.3 Special Status Species

5.3.1 Special Status Plants

No special status plant species are expected to occur on the site. Noted plants have either a low potential to occur on-site or are not anticipated to occur, due either to negative survey results, or other reasons including a lack of suitable habitat, soil type, or hydrologic regime. Therefore, no project-related impacts to special-status plant species would occur.

5.3.2 Special Status Wildlife

One special status bird species, the burrowing owl, has a low-moderate potential to occur on-site. However, given the relatively low likelihood of their presence on-site, given the small size of the project site, the amount of existing surrounding residential development and disturbance, potential impact to this species is considered less than significant with implementation of the mitigation measures listed below.

Although no sensitive bird species are likely to nest on-site, more common migratory and other bird species have a high potential to nest on-site. Construction activities or future landscape activities including vegetation removal, noise and vibration have a potential to result in direct (i.e. death or physicals harm) and indirect (i.e nest abandonment) adverse impacts to nesting birds during their nesting season (generally February 1st through September 1st); these impacts would be considered significant. However, implementation of **Mitigation Measure 1 – Avoidance of Nesting Birds** (see Section 6.0), involving either vegetation removal and initiation of construction activities before the nesting season or pre-construction surveys during the nesting season, would reduce this impact to a less than significant level. In addition, implementation of **Mitigation Measure 2 – Exclusion of Burrowing Owls** will ensure the safety of potential wintering migrants.

5.4 Sensitive Plant Communities

None of the plant communities on-site are considered sensitive, and no riparian habitat is present on-site, (see Appendix A)therefore, the project will not impact sensitive plant communities.

5.5 Wildlife Movement

The Project Site is not considered a major wildlife movement corridor, migratory route or native nursery site. Existing residential development surrounds the entire project site and substantial urban development exists to the east. Although limited wildlife movement may travel through the project site, the site does not act as a true wildlife corridor as it does not provide a crucial link between larger habitat areas for terrestrial wildlife. The proposed development and attendant features would not interfere substantially with the movement of wildlife through the area. The development has been clustered in order to minimize impacts on natural resources. Access roads will remain unpaved and available for movement of wildlife through the area. In addition, proposed Lot #16 will be restored to a natural state and will be left undeveloped, providing additional opportunities for use by wildlife on the site. Therefore, although the Project would result in a loss of some trees and grassland habitats on-site, it would not interfere substantially with any wildlife migration or movement corridors, and would be considered less than significant.

5.6 Wetlands

No wetlands are present on-site; therefore, the project will not impact federally protected wetlands or any other regulated hydrologic features.

5.7 Local Policies or Ordinances

The project will apply for the necessary permit from the City to remove protected oak trees for project construction and will comply with mitigation set forth in the Conditions of Approval; therefore, the project will not conflict with the City's Protected Tree Ordinance. The project does not appear to conflict with any other local ordinances or policies related to biological resources (such as the Conservation Element of the City's General Plan or the Silver Lake – Echo Park – Elysian Community Plan).

5.8 Conservation Plans

The project site is not located within an area governed by a Habitat Conservation Plan, Natural Community Conservation Plan, or any other regional plans; therefore, the proposed project will not conflict with the provisions of any such plans.

6.0 MITIGATION MEASURES

As discussed above, the burrowing owl has some potential to nest on the project site. Additionally, burrowing owls could also occupy onsite burrows as a winter migrant. The implementation of the avoidance measures listed below would prevent the loss of any special-status bird species from occurring. Additionally, the implementation of these measures would also ensure compliance with the Migratory Bird Treaty Act and California Fish and Game Code, which protect active nests of all native bird species.

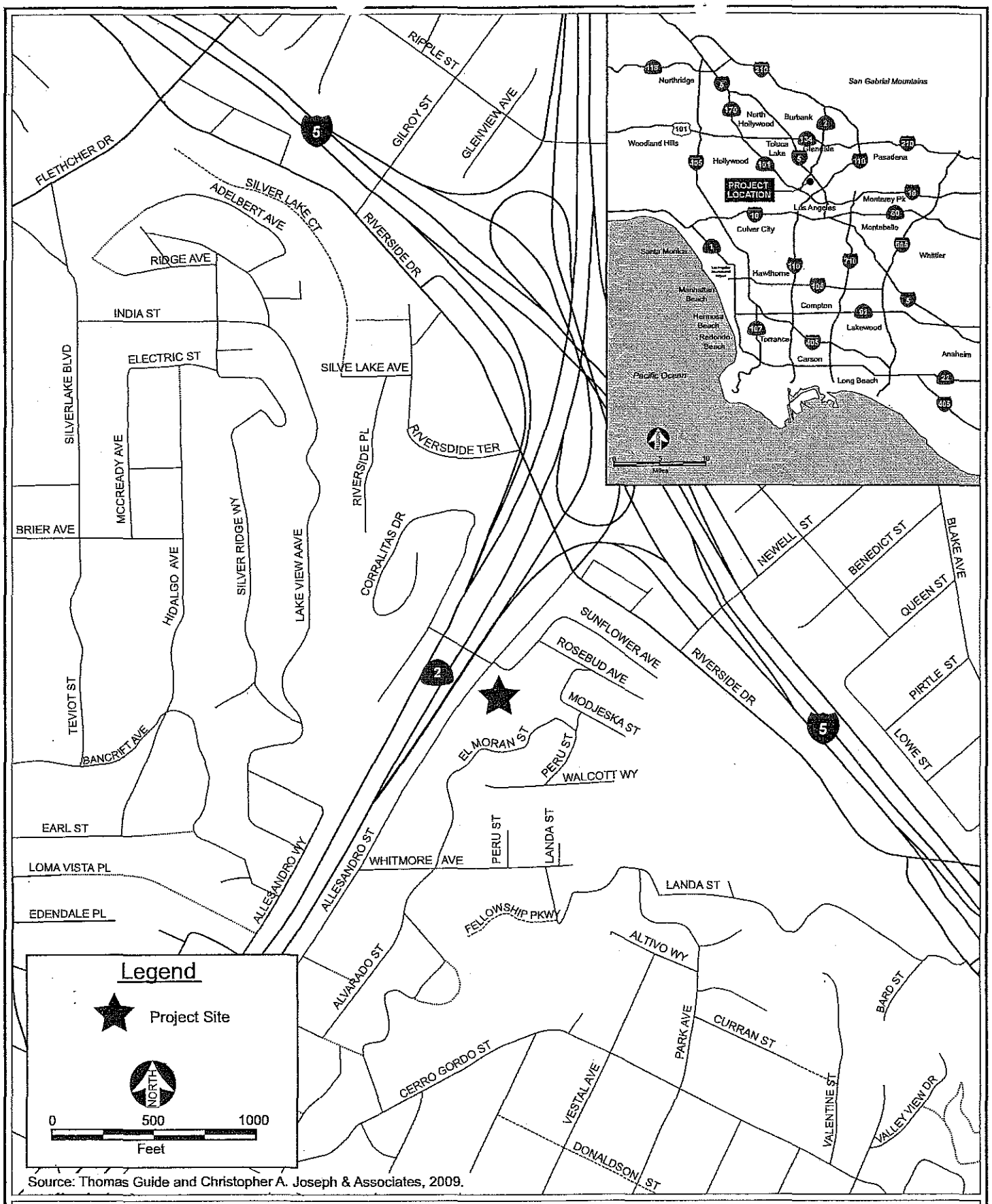
Mitigation Measure 1 – Avoidance of Nesting Birds. To avoid impacting nesting birds during project construction, including migratory birds and raptors, one of the following must be implemented:

- Conduct vegetation removal from September 1st through January 31st, when birds are not nesting. If construction must occur during nesting season (which is generally February 1st through September 1st), initiate grading activities prior to the breeding season and keep disturbance activities constant throughout the breeding season to prevent birds from establishing nests in surrounding habitat (in order to avoid possible nest abandonment); if there is a lapse in activities of more than five days, pre-construction surveys shall be necessary as described in the bullet below.

- OR -

- Conduct pre-construction surveys for nesting birds if vegetation removal or grading is initiated during the nesting season (which is generally February 1st through September 1st). A qualified wildlife biologist shall conduct weekly pre-construction bird survey no more than 30 days prior to initiation of grading to provide confirmation on presence or absence of active nests in the vicinity (at least 300 to 500 feet around the individual construction site, as access allows). The last survey should be conducted no more than three days prior to the initiation of clearance/construction work. If active nests are encountered, clearing and construction in the vicinity of the nest shall be deferred until the young birds have fledged and there is no evidence of a second attempt at nesting. A minimum exclusion buffer of 300 feet (500 feet for raptor nests) or as determined by a qualified biologist, shall be maintained during construction depending on the species and location. The perimeter of the nest-setback zone shall be fenced or adequately demarcated with staked flagging at 20-foot intervals, and construction personnel and activities restricted from the area. Construction personnel should be instructed on the sensitivity of the area. A survey report by the qualified biologist documenting and verifying compliance with the mitigation and with applicable state and federal regulations protecting birds shall be submitted to the City. The qualified biologist shall serve as a construction monitor during those periods when construction activities would occur near active nest areas to ensure that no inadvertent impacts on these nests would occur.

Mitigation Measure 2 – Exclusion of Burrowing Owls. Prior to construction activities occurring during the non-nesting season of burrowing owl (typically September through January), a qualified biologist would conduct a clearance survey for wintering burrowing owls. The survey would be conducted no more than 14 days prior to commencement of earth moving activities. If non-breeding burrowing owls are observed within the disturbance footprint, they would be excluded from all occupied burrows in accordance with CDFG protocols (CDFG 1995). Specifically, exclusion devices, utilizing one-way doors, would be installed in the entrance of all active burrows. The devices will be left in the burrows for at least 48 hours to ensure that all owls have been excluded from the burrows. Each of the burrows would then be excavated by hand and refilled to prevent reoccupation. Exclusion shall continue until the owls have been successfully excluded from the site, as determined by a qualified biologist.

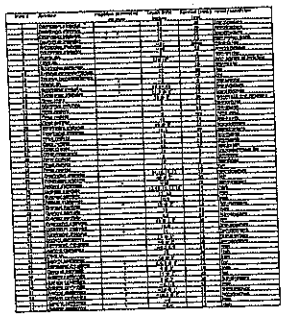


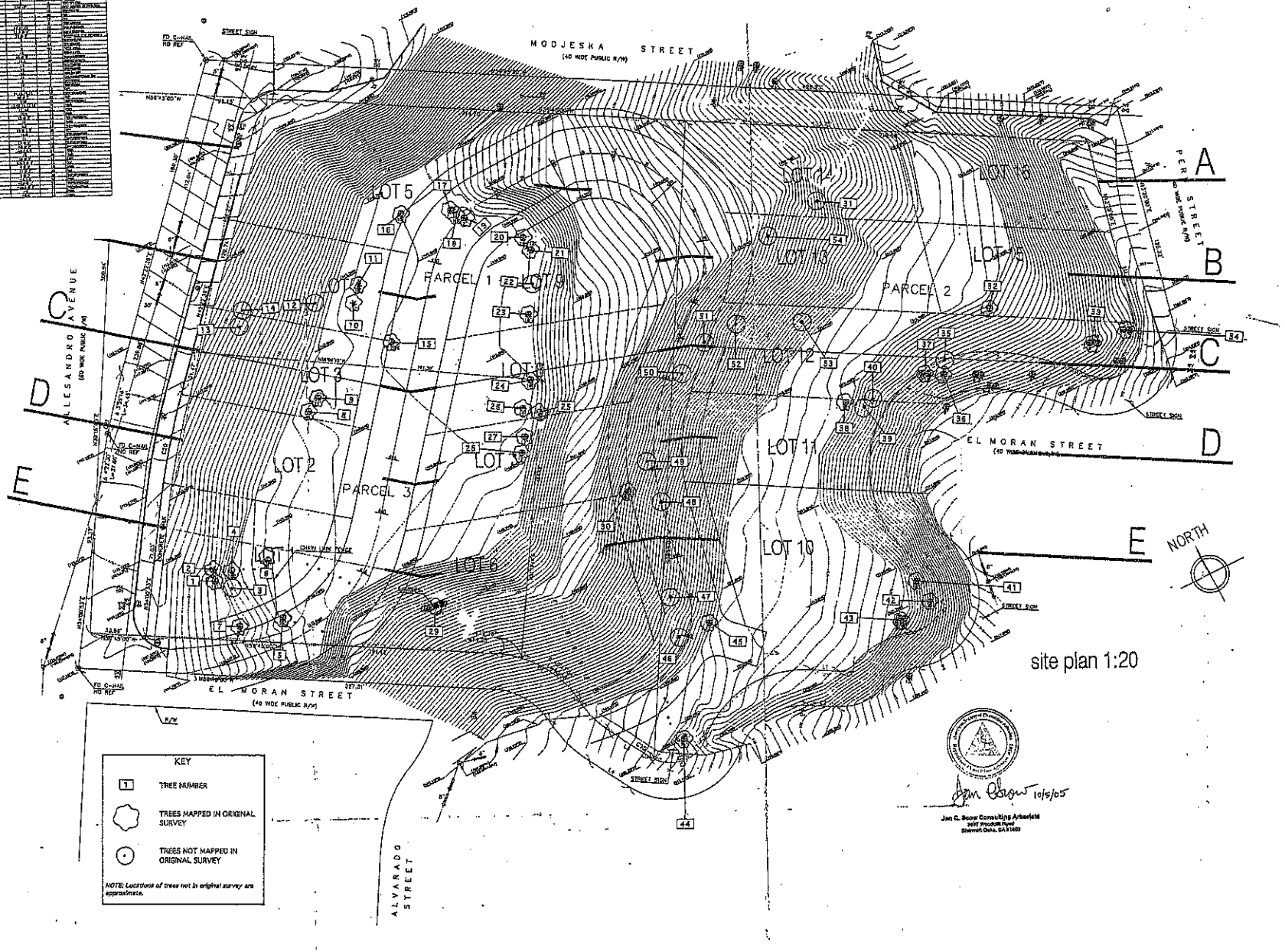
Source: Thomas Guide and Christopher A. Joseph & Associates, 2009.

CHRISTOPHER A. JOSEPH & ASSOCIATES
Environmental Planning and Research

Figure 1
Regional and Project Vicinity Map
APN 5443-031-003, 5443-031-004,
5443-031-005, Los Angeles

Tree Inventory





site plan 1:20

10/5/05

Jan C. Scow Consulting Arborists

Appendix A. Special Status Species and Natural Communities Reported to Occcur, or with Potential to Occur, in the vicinity of the Project Site*

		Regulatory/Sensitivity Status**								
Scientific Name	Common Name	Federal	State	CDFG	CNPS	Global Rank	State Rank	General Habitat	Specific Habitat Conditions	Blooming Period (plants only)	Potential for Occurrence on-site
PLANTS											
Arenaria paludicola	Marsh sandwort	FE	SE		List 1B.1	G1	S1.1	Marshes and swamps	Growing up through dense mats of typha, juncus, scirpus, etc. in freshwater marsh. 10-170m.	May-Aug	Not Anticipated due to lack of suitable habitat
Astragalus brauntonii	Braunton's milk-vetch	FE			List 1B.1	G2	S2.1	Closed-cone coniferous forest, chaparral, coastal scrub, valley and foothill grassland/recent burns or disturbed areas, usually carbonate	Recent burns or disturbed areas; in stiff gravelly clay soils overlying granite or limestone. 4-640m.	Jan-Aug	Not Anticipated. Required soil type not present, and species not observed on-site during surveys.
Astragalus tener var. titi	coastal dunes milk-vetch	FE	SE		List 1B.1	G1T1	S1.1	Coastal bluff scrub(sandy), coastal dunes, coastal prairie(mesic)	Moist, sandy depressions of bluffs or dunes along and near the pacific ocean; one site on a clay terrace. 1-50m.	Mar-May	Not Anticipated due to lack of suitable habitat. Also not observed on-site.
Atriplex serenana var. davidsonii	Davidson's saltscale				List 1B.2	G5T2?	S2?	Chenopod scrub, playas, vernal pools	Usually on drying alkali flats with fine soils. 4-140m.	Jun-Oct	Not Anticipated due to lack of suitable habitat
California macrophylla	round-leaved filarce				List 1B.1	G3	S3.1	Cismontane woodland, valley and foothill grassland	Clay soils. 15-120m.	Mar-Jun	Not Anticipated due to lack of suitable habitat. Also not observed on-site.
Calochortus plummerae	Plummer's mariposa lily				List 1B.2	G3	S3.2	Chaparral, cismontane woodland, coastal scrub, lower montane coniferous forest, valley and foothill grassland/granitic, rocky	Occurs on rocky and sandy sites, usually of granitic or alluvial material. Can be very common after fire. 90-1610m.	May-Jul	Not Anticipated. Required soil type not present, and species not observed on-site during surveys.
Calystegia sepium ssp. Binghamiae	Santa Barbara Morning Glory				List 1A	G5TH	SH	Coastal marshes.	0-30m.	Mar-May(Jun)	Not Anticipated due to lack of suitable habitat; generally associated with coastal areas in grasslands or open habitats on sandy soils. Also not observed on-site.
Centromadia parryi ssp. australis	southern tarplant				List 1B.1	G4T2	S2.1	Marshes and swamps(margins), valley and foothill grassland(vernally mesic), vernal pools	Often in disturbed sites near the coast; also in alkaline soils sometimes with saltgrass; also vernal pools. 0-425m.	May-Nov	Not Anticipated due to lack of suitable habitat/soils.
Dudleya multicaulis	many-stemmed dudleya				List 1B.2	G2		Chaparral, coastal scrub, valley and foothill grassland/often clay	In heavy, often clayey soils or grassy slopes. 0-790m.	Apr-Jul	Not Anticipated due to lack of suitable habitat/soils.
Helianthus nuttallii ssp parishii	Lost Angeles sunflower				List 1A	G5TH	SH	Marshes and swamps (coastal salt and freshwater). Historical from southern California	5-1675m.	Aug-Oct	Not Anticipated due to lack of suitable habitat.
Horkelia cuneata ssp puberula	mesa horkelia				List 1B.1	G4T2	S2.1	Chaparral, cismontane woodland, coastal scrub/sandy or gravelly	Sandy or gravelly sites. 70-810m.	Feb-Jul(Sep)	Not Anticipated due to lack of suitable habitat. Also not observed on-site.
Linanthus orcuttii	Orcutt's linanthus				List 1B.3	G4	S2.3	Chaparral, lower montane coniferous forest.	Sometimes in disturbed areas; often in gravelly clearings. 1060-2000m.	May-Jun	Not Anticipated due to lack of suitable habitat. Also not observed on-site.
Nasturtium gambelii	Gambel's water cress	FE	ST		List 1B.1	G1	S1.1	Marshes and swamps	Freshwater and brackishmarshes at the margins of lakes and along streams, in or just above the water level. 5-330m.	Apr-Oct	Not Anticipated due to lack of suitable habitat.
Navarretia prostrata	prostrate vernal pool navarretia				List 1B.1	G2?	S2.1?	Coastal scrub, valley and foothill grassland, vernal pools	Alkaline soils in grassland, or in vernal pools. Mesic, alkaline sites. 15-700m.	Apr-Jul	Not Anticipated due to lack of suitable habitat.
Pseudognaphalium leucocephalum	white rabbit-tobacco				List 2.2	G4	S2S3.2	Riparian woodland, cismontane woodland, coastal scrub, chaparral.	Sandy, gravelly sites. 0-2100m.	(Jul)Aug-Nov	Not Anticipated due to lack of suitable habitat.
Ribes divaricatum var. parishii	Parish's gooseberry				List 1A	G4TH	SH	Riparian woodland.	Salix swales in riparian habitatas. 65-100m.	Feb-Apr	Not Anticipated due to lack of suitable habitat.
Symphyotrichum defoliatum	San Bernardino aster				List 1B.2	G3	S3.2	Meadows and seeps, marshes and swamps, coastal scrub, cismontane woodland, lower montane coniferous forest, grassland.	Vernally mesic grassland or near ditches, streams and springs; Disturbed areas. 2-2040m.	Jun-Oct	Not Anticipated due to lack of suitable habitat.
Symphyotrichum greatae	Greata's aster				List 1B.3	G2	S2.3	Chaparral, cismontane woodland.	Mesic canyons. 800-1500m.	Jun-Oct	Not Anticipated due to lack of suitable habitat.
INVERTEBRATES											
Carolella busckana	Busck's gallmoth					G1G3	SH	Known from coastal sand dune locations3			Not Anticipated due to lack of suitable habitat
FISH											
REPTILES AND AMPHIBIANS											

		Regulatory/Sensitivity Status**									
Scientific Name	Common Name	Federal	State	CDFG	CNPS	Global Rank	State Rank	General Habitat	Specific Habitat Conditions	Blooming Period (plants only)	Potential for Occurrence on-site
Phrynosoma coronatum (blainvillii population)	Coast (San Diego) horned lizard			SC		G4G5	S3S4	Inhabits coastal sage scrub and chaparral in arid and semi-arid climate conditions	Prefers friable, rocky, or shallow sandy soils.4		Not Anticipated due to lack of suitable habitat
BIRDS											
Athene cunicularia	burrowing owl			SC		G4	S2	Open, dry annual or perennial grasslands, deserts & scrublands characterized by low-growing vegetation	Subterranean nester, dependent upon burrowing mammals, most notably, the California ground squirrel.		Low - Moderate Potential due to presence of California ground squirrels/burrows. Not observed during site surveys.
Epidonax traillii extimus	southwestern willow flycatcher	FE	SE			G5T1T2	S1	Riparian woodlands in southern California.			Not Anticipated due to lack of suitable habitat
Polioptila californica californica	coastal California gnatcatcher	FT		SC		G3T2	S2	Obligate, permanent resident of coastal sage scrub below 2500 ft in southern California.	Low, coastal sage scrub in arid washes, on mesas & slopes. Not all areas classified as coastal sage scrub are occupied.		Not Anticipated due to lack of suitable habitat
MAMMALS											
Antrozous pallidus pallidus	pallid bat			SC		G5	S3	Deserts, grasslands, shrublands, woodlands & forests. Most common in open, dry habitats with rocky areas for roosting.	Roosts must protect bats from high temperatures. Very sensitive to disturbance of roosting sites.		Not Anticipated due to lack of suitable habitat and levels of disturbance in area
Eumops perotis californicus	western mastiff bat			SC		G5T4	S3?	Many open, semi-arid to arid habitats, including conifer & deciduous woodlands, coastal scrub, grasslands, chaparral etc	Roosts in crevices in cliff faces, high buildings, trees & tunnels.		Low Potential to roost in small % of suitable trees in vicinity; nearby occurrences are over 80 years old.
Lasiurus cinereus	hoary bat					G5	S4?	Prefers open habitats or habitat mosaics, with access to trees for cover & open areas or habitat edges for feeding.	Roosts in dense foliage of medium to large trees. Feeds primarily on moths. Requires water.		Not Anticipated due to lack of suitable habitat
Microtus californicus stephensi	South coast marsh vole			SC		G5T1T2	S1S2	Tidal marshes in Los Angeles, Orange and southern Ventura counties.			Not Anticipated due to lack of suitable habitat
Nyctinomops macrotis	big free-tailed bat			SC		G5	S2	Low-lying arid areas in southern California	Need high cliffs or rocky outcrops for roosting sites. Feeds principally onlarge moths.		Not Anticipated due to lack of suitable habitat
Taxidea taxus	American badger			SC		G5	S4	Most abundant in drier open stages of most shrub, forest, and herbaceous habitats, with friable soils.	Need sufficient food, friable soils & open, uncultivated ground. Prey on burrowing rodents. Dig burrows.		Not Anticipated due to lack of suitable habitat and levels of disturbance in area. No large burrows
NATURAL COMMUNITIES											
California Walnut Woodland	California Walnut Woodland					G2	S2.1	Woodland with open tree canopy dominated by California walnut, generally with grassy understory[5]	May intergrade with live oak woodland or sage scrub habitats [5]		Not Present; remnant walnut on site does not represent woodland.
Southern Sycamore Alder Riparian Woodland	Southern Sycamore Alder Riparian Woodland					G4	S4	Winter deciduous streamside woodland dominated by western sycamore and often also by alder [5]	Occurs on very rocky streambeds subject to seasonal flooding in southern California[5]		Not Present; not observed during site surveys; insufficient hydrology
Walnut Forest	Walnut forest					G1	S1.1	Chaparral, Cismontane woodland, coastal scrub alluvial.2			Not Present; remnant walnut on site does not represent woodland.

*Sources: Search of the California Department of Fish and Game's Natural Diversity Database (CDFG 2008) occurrences and the California Native Plant Society's On-line Inventory (CNPS 2008) for the Beverly Hills, Van Nuys, Topanga and Canoga Park 7.5-minute USGS quadrangles; the USFWS list of Federal Endangered and Threatened Species for the same quadrangles (USFWS 2008); CDFG's Special Animals List (February 2008). Other sources for specific species/communities are noted below.

** FE = Federal endangered, FT = Federal threatened, FC = Federal candidate, DL = federal delisted, CE = State endangered, CR = State Rare, SC = Species of Concern, CNPS 1B = plants endangered or rare in California and elsewhere, CNPS List 3 = Need More Information, CNPS List 4 = plants of limited distribution (.1 = seriously endangered in CA, .2 = fairly endangered in CA, .3 = not very endangered in CA)
G1/S1 = Extremely endangered: less than 6 viable element occurrences (EOs) OR less than 1,000 individuals OR less than 2,000 acres; G2/S2 = Endangered: 6-20 EOs OR 1,000-3,000 individuals OR 2,000-10,000 acres; G3/S3 = Restricted range, rare: 21-80 EOs OR 3,000-10,000 individuals OR 10,000-50,000 acres; G4/S4 = Apparently secure; some factors exist to cause some concern such as narrow habitat or continued threats; G5/S5 = Demonstrably secure; commonly found throughout its historic range (0.1 = very threatened, 0.2 = threatened, 0.3 = no current threats known)

[1] *Hickman, J., ed. 1993. The Jepson Manual - Higher Plants of California. University of California Press.*
[2] *Munz, P. 1974. A Flora of Southern California. University of California Press.*
[3] *Personal communication. Darrell Ubick, Senior Curatorial Assistant, California Academy of Sciences Entomology Department. Phone conversation October 18, 2006.*
[4] *Jennings, M. & M. Hayes. 1994. Amphibian and Reptile Species of Special Concern in California. Department of Fish and Game. November 1994.*
[5] *Holland, R.F. 1986. Preliminary Descriptions of the Terrestrial Natural Communities of California. Department of Fish and Game. October 1986.*

Appendix B.

Plant and Wildlife Species Observed at Study Area on February 20, 2008.

Plant species observed:

Scientific name	**Common name**
Acacia sp.	Acacia
Ageratina adenophora	Eupatory, thoroughwort
Ailanthus altissima	Tree-of-heaven
Anagallis arvensis	Scarlet pimpernel
Avena sp.	Wild oat
Baccharis pilularis	Coyote brush
Brassica nigra	Black mustard
Bromus diandrus	Ripgut brome
Bromus madritensis	Red brome
Ceanothus cuneatus	Buckthorn
Ceanothus spinosus	Greenbark ceanothus
Claytonia parviflora	Miner's lettuce
Cotoneaster franchetti	Cotoneaster
Crassula ovata	Jade plant
Datura wrightii	Jimsonweed
Erodium cicutarium	Filaree
Eucalyptus globules	Tasmanian bluegum
Eucalyptus Maculata	Spotted gum
Euphorbia sp.	spurge
Ficus sp.	Common fig
Foeniculum vulgare	Sweet fennel
Geranium molle	Geranium
Heteromeles arbutifolia	Toyon
Hypericum canariense	Hypericum
Hypochaeris radicata	Hairy cat's ear
Juglans californica	California black walnut
Lupinus bicolor	Annual lupine
Marah macrocarpus	Wild cucumber
Oxalis corniculata	Wood sorrel
Phacelia distans	Common phacelia
Phacelia imbricata	Imbricate phacelia
Philostoma auritum	Fiestaflower
Pinus haleponsis	Aleppo pine
Pinus pinea	Italian stone pine
Pinus radiata	Monterey pine
Quercus agrifolia	Coast live oak
Rhamnus ilicifolia	Hollyleaf redberry
Ricinus communis	Castor bean
Rubus sp.	Blackberry

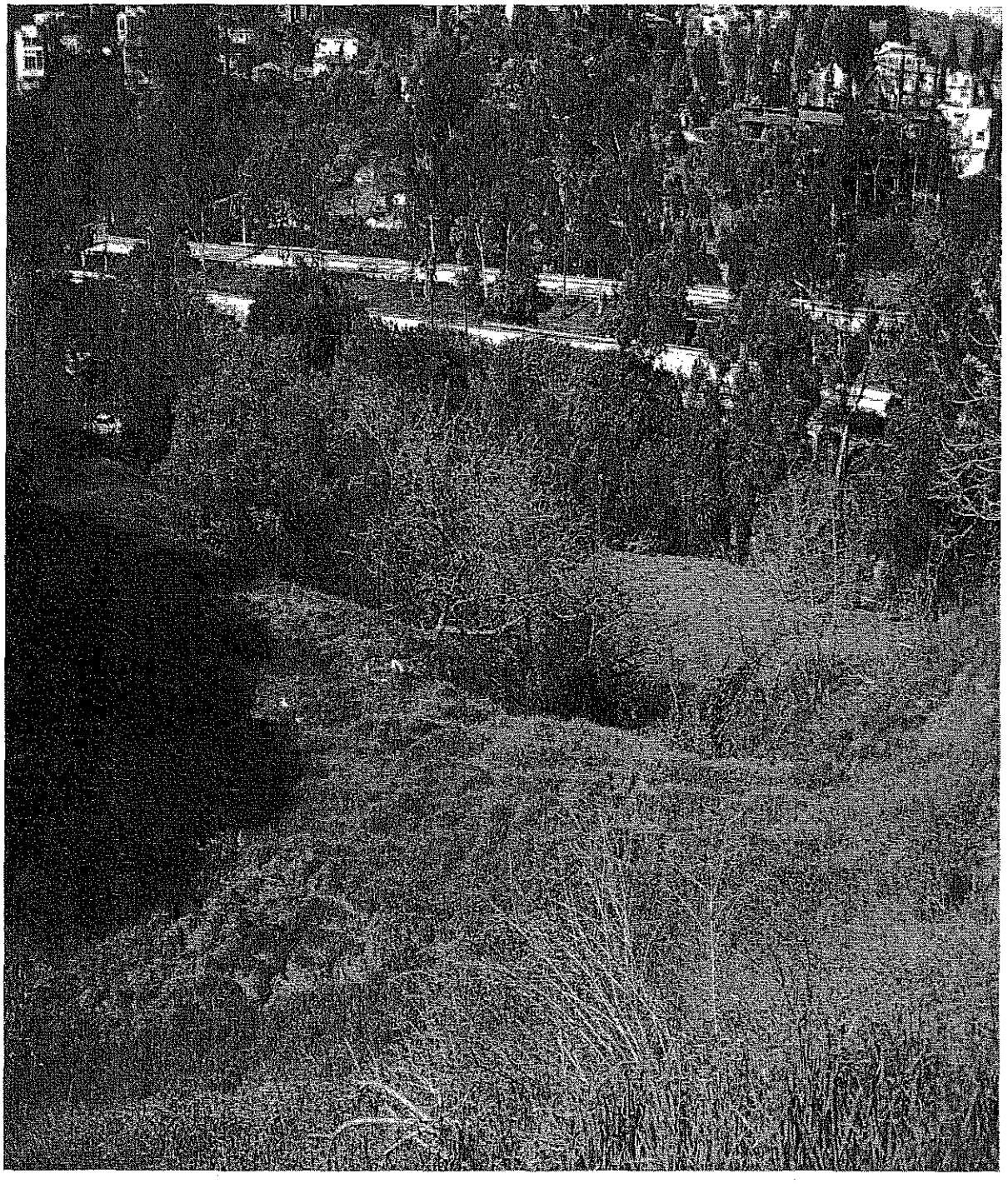
Scientific name	**Common name**
Sambucus mexicana	Blue elderberry
Stellaria media	Chickweed
Syagrus ramanzoffianum	Queen palm
Tropaeolum majus	Garden nasturtium

Wildlife species observed:

Scientific name	**Common name**
Reptiles	
Sceloporus occidentalis	Western fence lizard
Birds	
Aphelocoma californica	Scrub jay
Carpodacus mexicanus	House finch
Corvus corax	raven
Troglodytes aedon	House wren
Mammals	
Spermophilus beecheyi	California ground squirrel

Appendix C. Site Photos

Photograph of 2400 Allesandro from proposed lot 16 near Peru St., looking west toward CA2. Litter in center of photo consists of food containers. There is a human footpath leading from Modjeska St. to the lunch spot. (2/19/09)



Photograph of the central portion of the site along one of the terraces, facing north towards Modjeska St. Near slopes in photo dominated by nasturtium with fiesta flower at the base. Litter is abundant on site and can be seen in the center of the photo.(2/20/08)

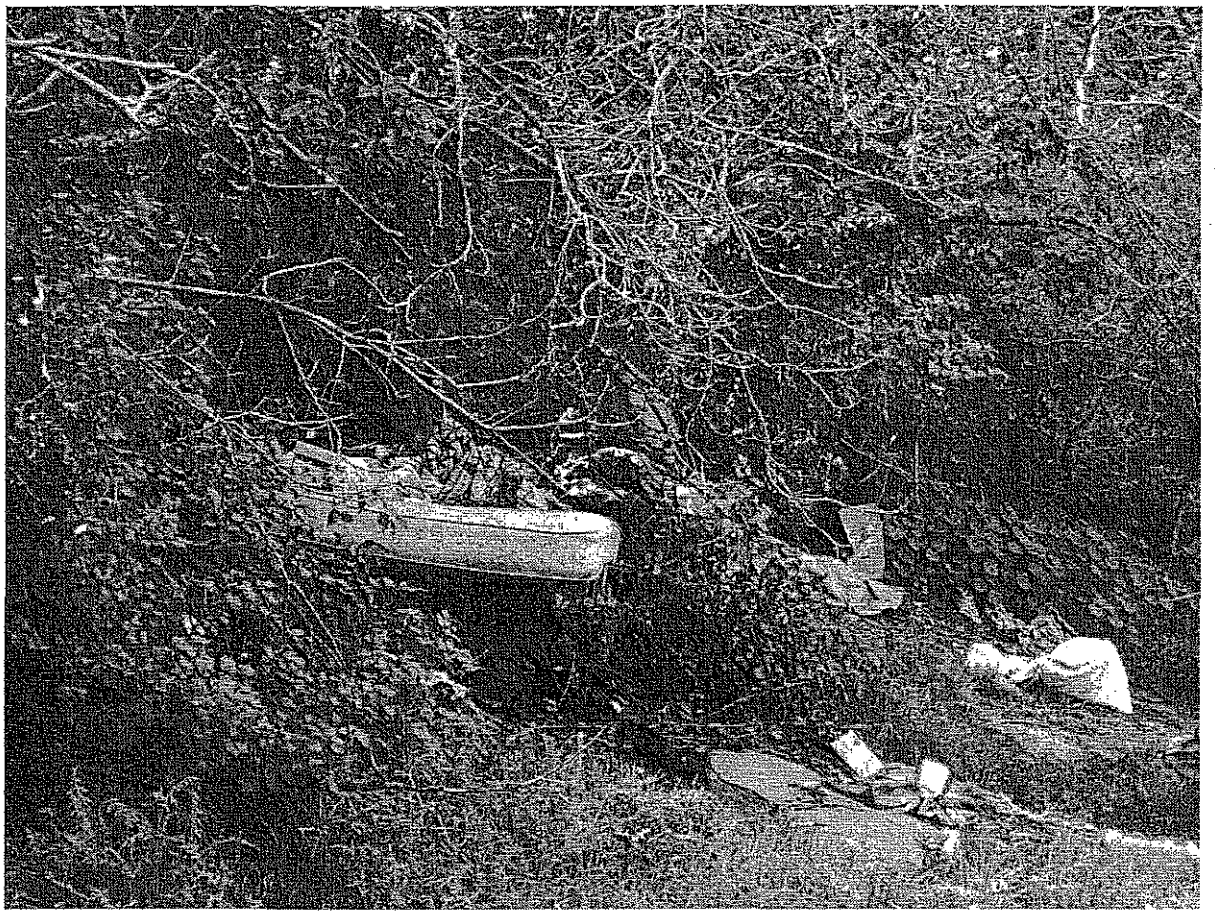
Appendix C. Site Photos

Photograph looking northeast through the lower terrace from El Moran. Telephone pole is near the Modjeska St. R.O.W. Note "camp" under Monterey pine, mid-left of photo. (2/20/09)

Photograph of the dense nasturtium that dominates most of the slopes on site. (2/20/09)

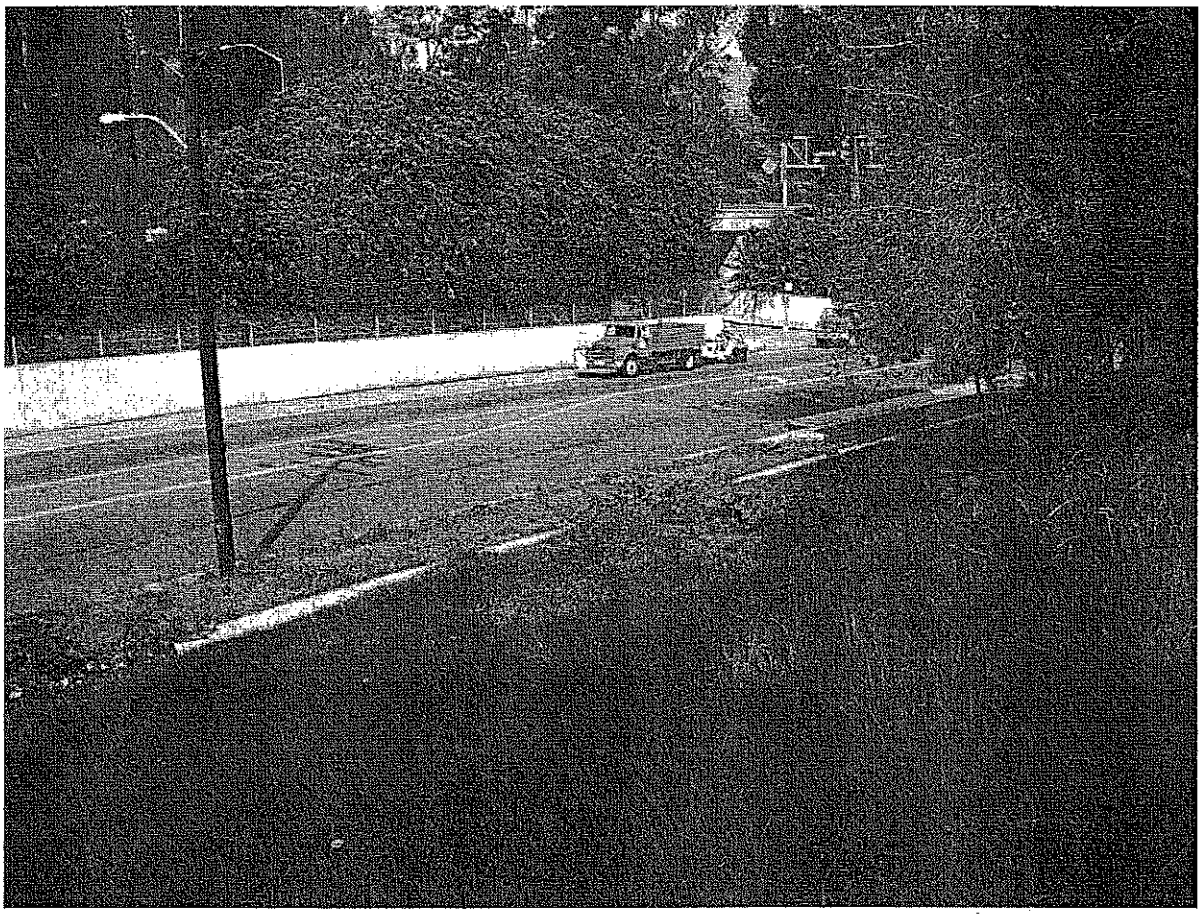
Appendix C. Site Photos

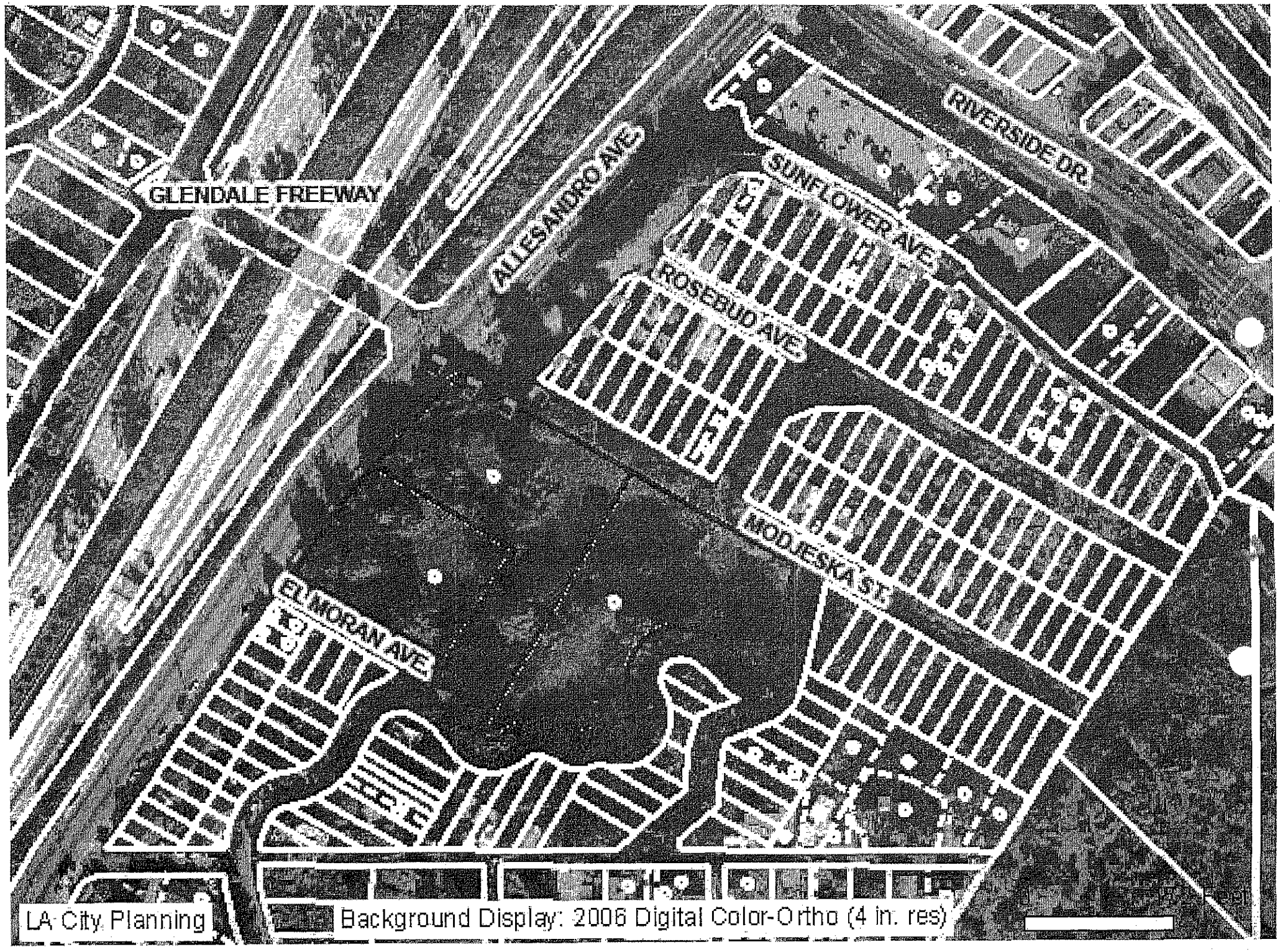
Photograph of the "dump" site in the middle of the property. (2/29/09)

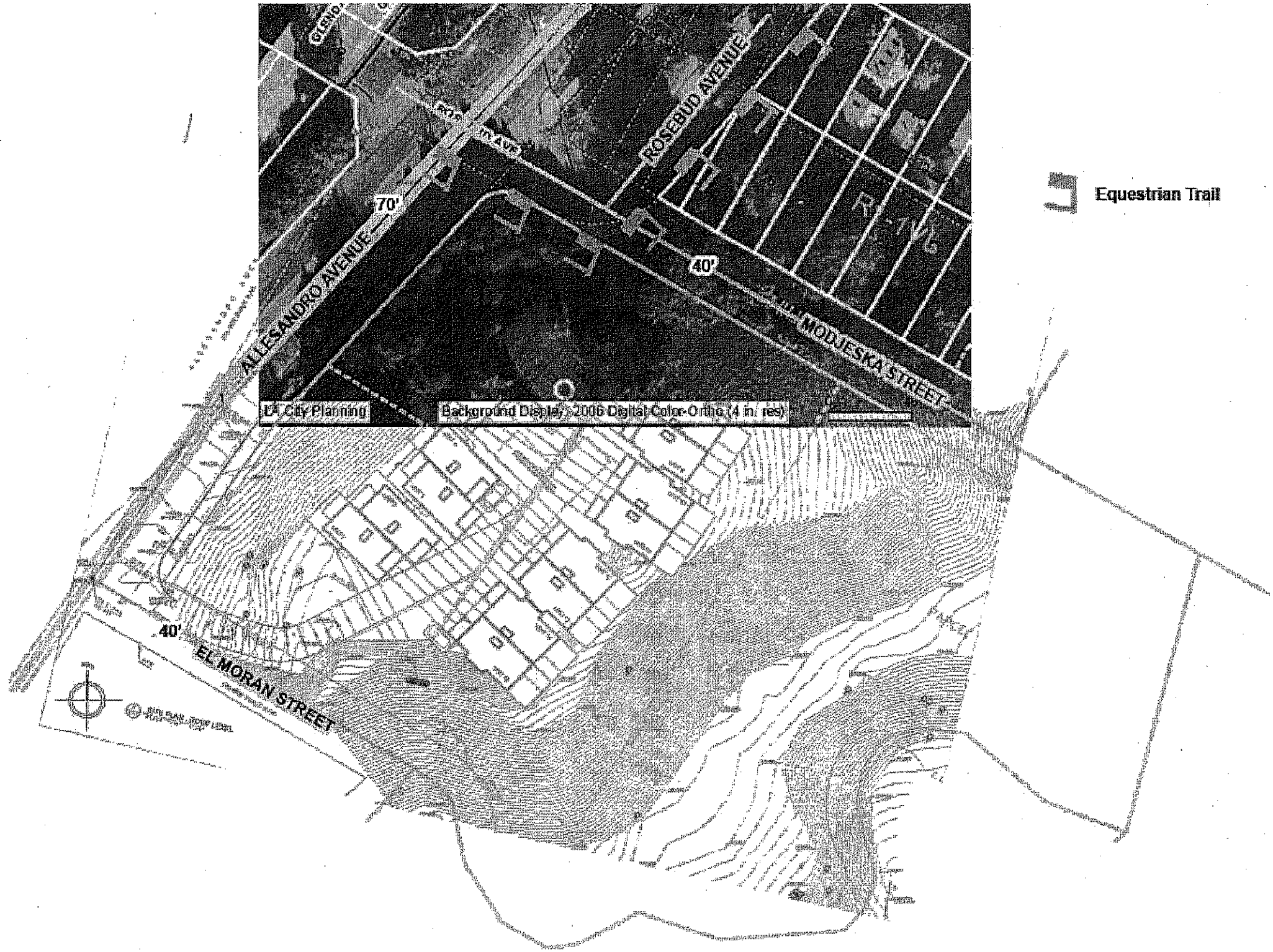


Photograph of the lowest minor terrace along Allesandro St. Note retaining wall that separates Allesandro from CA2. There is a steep embankment with fencing at the top of grade along CA2. In this photo, Caltrans is spraying the embankment with pesticides to control weeds. (2/20/09)

Photograph of the lowest minor terrace along Allesandro St. Note retaining wall that separates Allesandro from CA2. There is a steep embankment with fencing at the top of grade along CA2. In this photo, Caltrans is spraying the embankment with pesticides to control weeds. (2/20/09)




GLENDALE FREEWAY
ALESANDRO AVE
SUNFLOWER AVE
RIVERSIDE DR
ROSEBUD AVE
MODJESKA ST
EL MORAN AVE
LA City Planning
Background Display: 2006 Digital Color-Ortho (4 in. res)


ROSEBUD AVENUE
70'
ALLESANDRO AVENUE
40'
MODJESKA STREET
LA City Planning
Background Display: 2006 Digital Color Ortho (4 in. res)
40'
EL MORAN STREET
Equestrian Trail

INFORMATION BULLETIN / PUBLIC - BUILDING CODE
REFERENCE NO.: LAMC 98.0508 Effective: 1-26-84
DOCUMENT NO. P/BC 2002-049 Revised: 11-1-02
Previously Issued As: RGA #1-84

SLOPE STABILITY
EVALUATION AND ACCEPTANCE STANDARDS

A. Purpose.

This Information Bulletin is to provide uniform requirements for evaluation of and standards for acceptance of stability of slopes within the City of Los Angeles. These requirements include consideration of pertinent engineering geologic and soils engineering factors of the critical field conditions that may reasonably be expected at the project location. These requirements include documentation and recommendations needed to determine if the site as proposed to be developed has an acceptable level of stability.

B. Application.

A stability evaluation will be required for cut, fill and natural slopes whose gradient exceeds two horizontal to one vertical and for all slopes that expose incompetent bedrock or unfavorable geologic structure such as unsupported bedding or that contain evidence of prior instability or landslide activity. Analysis is to include deep-seated and surficial stability evaluation under static load conditions. Where the site is within a State of California Seismic Hazard Zone requiring investigation for seismically induced landslide or where the Department requests, a seismic slope stability analysis is required.

C. Safety Factor Required.

The Municipal Code specifies 1.5 as the minimum acceptable static factor of safety for cut, fill and buttress fill slopes. The minimum acceptable seismic factor of safety is 1.1. These standards will also apply to natural slopes.

A safety factor is defined as the quotient of the sum of forces tending to resist failure divided by the sum of forces tending to cause failure.

1. New buildings or additions to buildings may be constructed upon a site that is adjacent to cut, fill or natural slopes, provided:

   a. The slopes that could affect the safety or stability of the proposed construction shall have an evaluated factor of safety of at least 1.5 against deep-seated static failure.

   b. When the proposed construction consists of a new single-family residence or the value of the improvements (additions and/or remodeling) to an existing building exceeds 50 percent of the replacement value, then the entire site shall have a minimum factor of safety of 1.5 . Where

slopes with a factor of safety less than 1.5 will not pose a hazard to the proposed construction, the site access or to adjacent property, the Department may consider waiving this requirement.

c. Where the slope ascends above the building or addition, the slope shall have an evaluated factor of safety of at least 1.5 against surficial failure, or adequately designed protective devices shall be provided that will protect the construction from the hazard of mud and debris flow. When protective devices are utilized, the owner shall record an affidavit with the Office of the County Recorder stating that specified areas of the site may be subject to mudflow hazard and notifying future owners of their responsibility to provide maintenance of the protective devices.

d. The Department may consider approving minor additions or alterations of less than 200 square feet to existing structures where the factor of safety is less than 1.5. In order to make a determination of the relative safety of the proposed addition/alterations, the Department may require reports from a geologist and soil engineer. The reports shall include slope stability calculations evaluating the extent of any hazards and provide recommendations for possible mitigation, as considered necessary by the Department.

e. When it is determined that the project is subject to the requirements of the State Seismic Hazards Mapping Act, the slopes affecting the proposed construction shall also have an evaluated factor of safety of at least 1.1 against deep-seated seismic slope failure.

D. Design of Protective Devices.

Protective devices shall be permanent structures designed to either isolate, contain, deflect or channelize any potential mud or debris flow. The design and construction details shall be based upon an estimate of the volume and location of displaced material made by a soils engineer or engineering geologist.

The devices shall be located so that any potential surficial failure will be confined to remote or unused portions of the property at least 15 feet from all structures unless such portions are designed as permanent channels to prevent the accumulation of mud and debris. Remote or unused portions of the property shall not include accessory areas such as pools, driveways, parking or landscaped areas. Mud and debris shall not be diverted onto adjoining property.

Provision shall be made for reasonable access to all areas which may need future maintenance.

E. Type of Analysis.

1. Deep-Seated Stability. Evaluation of slopes for safety factor against deep-seated failure shall be in general conformance with the following:

   a. The potential failure surface used in the analysis shall be composed of arcs, planes or other

shapes considered to yield the lowest factor of safety and to be most appropriate to the soil and geologic site conditions. For reasonably homogeneous soils, an arcuate failure surface is considered adequate. In cohesive soils, a vertical tension crack may be used to aid in defining the potential failure surface. The potential failure surface having the lowest safety factor shall be used in the analysis.

b. Loadings to be considered are gravity loads of potential failure mass, seepage forces and external loads. The potential for hydraulic head is to be evaluated and its effects included when appropriate. Soils below the piezometric surface shall be assumed saturated.

c. An appropriate mathematical analysis method shall be chosen for the case analyzed. Simple planar failure surfaces can be analyzed by force equilibrium methods. Spencer's Method shall include kinematically admissible (smoothly transitioning) surfaces and not be used with structural resisting elements. Bishop's Method shall only be utilized for circular failure surfaces. Taylor's Method shall only be utilized for homogeneous simple slopes.

d. In those cases where bedrock cannot be sampled due to rock hardness, the slope stability analysis may be omitted, provided the bedrock has no adverse structural conditions and an engineering geologist and a soils engineer present an evaluation based upon the bedrock competency.

2. Surficial Stability. Evaluation of the slope surface for safety factor against surficial failure shall be based either on analysis procedures for an infinite slope with seepage parallel to the slope surface or on other methods approved by the Department. For the infinite slope analysis, the assumed depth of soil saturation shall be a minimum of three feet and consistent with the depth to firm bedrock. Soil strength characteristics used in analysis are to be obtained from representative samples of surficial soils that are tested under conditions approximating saturation.

3. Seismic Stability. Pseudo-static acceleration of 0.15g with a factor of safety of 1.1shall be the minimum acceptable for seismic stability of slopes. Seismic stability shall be demonstrated in accordance with California Division of Mines and Geology Special Publication S.P.117.

F. Material Properties.

The soil engineer shall use sound judgment in the selection of appropriate samples and in the determination of shear strength characteristics befitting the present and anticipated future slope conditions. To best accomplish this phase of the analysis, the project engineering geologist shall advise the soil engineer on pertinent geologic conditions and materials observed during the site investigation. The following guidelines are provided for evaluating soil properties:

1. Soil properties, including unit weight and shear strength parameters (cohesion and friction angle), shall be based on field and laboratory tests. Tests shall be made on an appropriate number of

samples removed from test pits that represent the material in a particular slope. At least one test shall be made on the weakest plane or material in the area under test and shall be made in the direction of anticipated slippage.

2. Tesing of earth materials shall be performed by an approved soil testing laboratory in accordance with Section 98.0503 of the Code.

3. Shear strength parameters used in stability evaluations may be based upon peak test values where appropriate. Parameters not exceeding residual test values shall be used for previous landslides, along shale bedding planes, highly distorted bedrock, overconsolidated fissured clays and for organic topsoil zone under fill.

4. Prior to shear tests, samples are to be soaked to approximate a saturated moisture content. Saturated shear tests shall be performed with the samples inundated in water during testing. Shearing strain rates/conditions are to be consistent with the material types and drainage conditions used in analyses.

5. An arbitrary residual angle of shearing resistance of six degrees and cohesion of 75 pounds per square foot may be used to represent the strength on shale bedding and in landslide debris in lieu of parameters determined by laboratory testing.

6. Analysis of failures of existing slopes that are similar to the slope under consideration in terms of location, configuration, height, geology and materials may be used to establish shear strength parameters.

7. Soil strength characteristics of off-site slope materials may be based upon tests of similar materials or nearby properties when both the engineering geologist and the soil engineer demonstrate a basis for assuming that the off-site materials possess strength characteristics equivalent to the material tested.

G. Contents of Reports.

A Geotechnical Report shall be submitted to the Department which complies with applicable portions of the standard guidelines adopted as California Division of Mines and Geology Notes Number 44 and the following items:

1. Recommendations for site development that will provide at least the level of stability specified in Section C (above) of this Rule.

2. An assessment of potential geotechnical hazards affecting the site.

3. A statement regarding location of potential ground water that may develop within the slope during

and/or after major storm seasons and measures needed for ongoing stability.

4. Description of exploration performed as required by Information Bulletin No. P/BC 2002-068 entitled, "Rules and Regulations for Hillside Exploratory Work."

5. A plot plan and a topo plan showing locations of test pits and the areas they are assumed to represent.

6. A complete description of shear test procedures and test specimens.

7. Shear strength plots that include the identification of sample tested, whether values reflect peak or residual strengths, shearing strain rate, moisture content at time of testing, and approximate degree of saturation.

8. Comment on sample selection and a stated opinion that the samples tested represent the weakest material profile along with the potential failure path.

9. Calculations and failure surface cross sections used in stability evaluations.

10. General comments as to the stability of slopes from the effects of earthquakes concerning ground rupture, landslides and differential movement.

11. Detailed log of earth materials observed in test hole borings and test trenches to include characteristics such as bedding attitudes, joint spacing, fault zones, location of bentonite beds, etc.

12. Recommended drainage devices, including subdrain systems below fills and behind stabilization structures.

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CONSTRUCTION UPON SLOPES STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL

A. Scope.

This bulletin establishes standards by which the Department may permit construction upon slopes steeper than two horizontal to one vertical under the provisions of Section 91.7014.1 of the Los Angeles Municipal Code.

B. Geotechnical Requirements.

Subject to approval by the Department, construction may be permitted upon slopes steeper than 2:1, provided reports from a soil (geotechnical) engineer and an engineering geologist recommend favorably towards construction. The reports shall incorporate the following, where applicable, and any other provisions determined by the Department to be reasonable and necessary:

1. The site developed as proposed has a calculated minimum factor of safety of 1.5 against deep-seated failure.

2. The exposed slope surface has a calculated minimum factor of safety of 1.5 against surficial failure.

3. Stability of temporary excavations shall be evaluated where such excavations could affect existing structures, adjacent property or public property. The calculated minimum factor of safety shall be 1.25.

4. The effect of the offsite slopes to the proposed development shall be evaluated.

5. Recommendations for embedment and setback of footings shall be provided.

C. Design Requirements.

Footings for structures shall be designed by a civil or structural engineer. The design shall incorporate the following:

1. Footings shall be set back from descending slopes per Section 91.1806.5.3, but not less than recommended by the geotechnical consultant.

2. Structures on or adjacent to slopes shall have clearances or setbacks in compliance with Sections 91.1806.5.2, 91.1806.5.3, and 91.1806.5.4

3. With the exception of properly compacted fill, all soil above bedrock shall be assumed to be creep prone. Any reduction in the assumed depth of creep shall be justified by the soil engineer. The designing engineer shall provide support against downhill creep which shall be assumed to be a minimum of 1000 pounds per linear foot acting upon each caisson or pier, penetrating the creep prone soil. Any reduction in the assumed load shall be justified by the soil engineer. No such creep pressure need be considered for retaining walls and grade beams.

4. Caissons, piers, piles or other isolated footings shall be reinforced for their full depth with a minimum of four No. 4 bars with 1/4-inch ties at 12 inches on the center.

5. Caissons, piers, piles or other isolated footings shall be tied in two directions at the ground surface with tie beams at least 12" X 12" in cross-section, reinforced with a minimum of four No. 4 bars with 1/4-inch ties at 12 inches on center.

6. Adequate drainage devices shall be provided to protect slopes from erosion and to conduct water collected from decks, roofs, perimeter and other walls directly to a paved street or other disposal area approved by the Department. Permanent devices shall also be provided to control drainage from any springs or effluent seepages.

D. Construction Requirements.

The plans concerning foundations, grading, retaining walls, drainage and seepage pit locations shall be reviewed by the engineering geologist and soil engineer for conformity with their Reports and City Approval Letter prior to issuance of a permit. Plans shall require that:

1. All loose brush and debris are removed from the site prior to starting construction.

2. No soil from the footing excavation is placed on the slope.

3. All footing excavations are inspected by the Grading Inspector, the soils engineer and engineering geologist prior to placement of forms and reinforcing steel.

4. Concrete placement for foundations is inspected during placement by a Deputy Concrete Inspector.

5. All retaining walls are completed to the satisfaction of the Department prior to framing where such construction would interfere with the construction of the retaining wall.

6. All retaining walls are promptly backfilled.

7. Drainage devices on slopes and behind retaining walls are constructed prior to framing on the completed foundation.

8. The site is planted and irrigated as required by Section 91.7012.